

## \$329,900 - 4544 43 Avenue, Drayton Valley

MLS® #E4441780

**\$329,900**

4 Bedroom, 2.50 Bathroom, 1,144 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Beautifully Renovated Family Residence in Prime Boardwalk Location! This 4 bedroom, 2 1/2 bath home has had some fantastic updates; The kitchen features beautiful stone (quartz) countertops, newer cabinetry, and SS appliances(2019), shingles(2024), added attic insulation(2024), & vinyl windows(2020)! The primary bedroom has a 2 pce ensuite, with 2 more spacious bedrooms on the main level. The basement has beautiful vinyl plank flooring, a 4th bedroom, 3 pce renovated bath, a family room with a remarkable stone faced fireplace, and plenty of storage too! Outside, you can find a sliding patio door leading from the dining room to the large North facing deck, a double detached heated garage, as well as plenty of parking. This property is in a great location and is a turn-key home in immaculate condition!

Built in 1974

### Essential Information

MLS® #	E4441780
Price	\$329,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,144



Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4544 43 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1G6

### Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Front/Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 11th, 2025

Days on Market 5

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 1:32pm MDT