

\$419,900 - 3529 45 Street, Drayton Valley

MLS® #E4450379

\$419,900

3 Bedroom, 3.50 Bathroom, 1,442 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

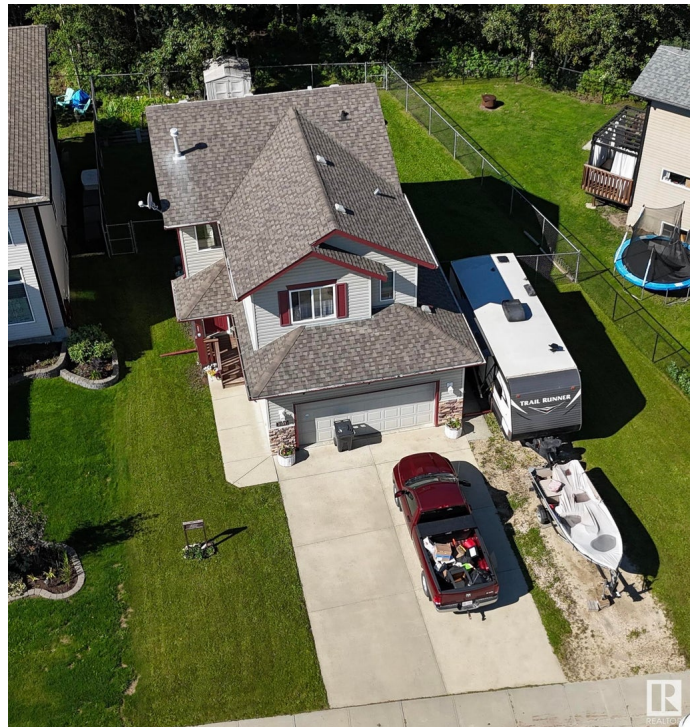
Welcome to a great home in desirable Regency Park! This beautifully updated 2-story home offers 3 spacious bedrooms, 3.5 baths, & sits on a fully fenced lot—perfect for those who value privacy, comfort, & convenience. Step inside to discover a thoughtfully renovated interior featuring a modern kitchen with elegant porcelain countertops, newer appliances, & stylish ceramic tile. A cozy gas fireplace in the main living area will keep you warm at night. Dining room access to a rear deck with peaceful views of the private backyard. Durable laminate, carpet, & ceramic tile flooring throughout. The upper level will impress you with 3 bedrooms and separate laundry room. RV parking & a 22' attached garage gives ample room for all your toys! Whether you're relaxing in the bright, open living space or entertaining outdoors, this home offers the perfect blend of modern updates & comfortable living in a sought-after neighborhood. A quiet, family-friendly community close to schools, hospital, parks, & shopping.

Built in 2006

Essential Information

MLS® # E4450379

Price \$419,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,442
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3529 45 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1W3

Amenities

Amenities	Deck, Exterior Walls- 2"x6", Fire Pit, Vinyl Windows, See Remarks
Parking	Double Garage Attached, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Partial, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 30th, 2025
Days on Market	25
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 August 24th, 2025 at 8:32am MDT