# \$418,500 - 4148 41a Avenue, Drayton Valley

MLS® #E4455801

#### \$418.500

4 Bedroom, 2.00 Bathroom, 1,107 sqft Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Welcome to your ideal starter homeâ€"or smart upgrade! This fully finished bi-level offers the full package: a walk-up basement, double finished garage, and a layout that's as functional as it is inviting. Upstairs features vaulted ceilings, laminate flooring, and an open-concept design perfect for both daily life and weekend hosting. Kitchen, dining & living areas flow effortlessly, while the dining room opens to a spacious deck with a clear view of the Powerhouse Campus. Fire up the BBQ (natural gas hookup available) and enjoy those peaceful evenings in style. The primary bedroom includes a large walk-in closet, and the roomy front entryway has space for the whole family to kick off their boots without a traffic jam. Downstairs, the bright walk-up basement features two more bedroomsâ€"one with a walk-in closetâ€"a cozy family room with in-floor heating, 9' ceilings, and a dry bar with a fridge that's ready for movie nights, game days, or impromptu happy hours. Thoughtfully fenced for family and furry friends.





Built in 2009

## **Essential Information**

MLS® # E4455801 Price \$418,500 Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,107

Acres 0.00

Year Built 2009

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level

Status Active

## **Community Information**

Address 4148 41a Avenue

Area Drayton Valley
Subdivision Drayton Valley
City Drayton Valley

County ALBERTA

Province AB

Postal Code T7A 0B4

#### **Amenities**

Amenities Ceiling 9 ft., Crawl Space, Deck, Dog Run-Fenced In, Fire Pit, Hot Water

Instant, No Animal Home, No Smoking Home, Walk-up Basement, 9 ft.

**Basement Ceiling** 

Parking Double Garage Detached, Insulated

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage

Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric,

Washer

Heating Forced Air-1, In Floor Heat System, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Corner Lot, Cross Fenced, Flat Site, Low Maintenance

Landscape, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 2nd, 2025

Days on Market 63

Zoning Zone 90



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