

\$249,900 - 4717 47a Avenue, Drayton Valley

MLS® #E4459576

\$249,900

4 Bedroom, 2.00 Bathroom, 1,076 sqft
Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This property would make for a wonderful INVESTMENT property or a great starter home! The home is located in a mature neighbourhood of Drayton Valley near all amenities and directly across the street from a park. Upstairs one finds a large living room, kitchen, 4 piece bath and 2 bedrooms. What was once a 3rd bedroom upstairs has been turned into a laundry room with access to a new wood deck (2024) overlooking the backyard. The fully developed basement has separate access from the side of the house, it's own laundry, and features a 2 second kitchen, 4 piece bath, 2nd living room and 2 bedrooms complete with a flex room (office area). The double detached garage is large with two overhead doors, one with extra height. 2024 renovations in the basement include new baseboards, carpet, paint and light fixtures. The Hot Water Tank was new in 2024, and the sewer line was replaced in 2023.



Built in 1963

Essential Information

MLS® #	E4459576
Price	\$249,900
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	1,076
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4717 47a Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1H9

Amenities

Amenities	Deck
Parking	2 Outdoor Stalls, Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dishwasher-Portable, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 22nd, 2025
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Days on Market 44

Zoning Zone 90

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Listing information last updated on November 5th, 2025 at 3:02pm MST