

## \$244,900 - 4721 49 Avenue, Drayton Valley

MLS® #E4433820

**\$244,900**

3 Bedroom, 2.00 Bathroom, 773 sqft

Single Family on 0.00 Acres

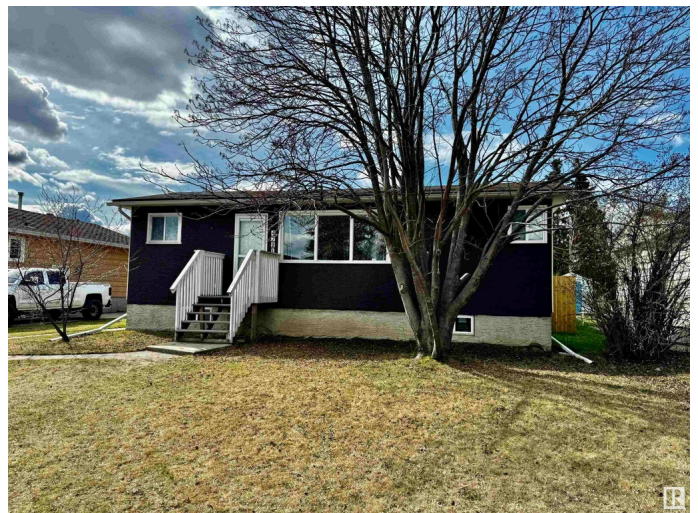
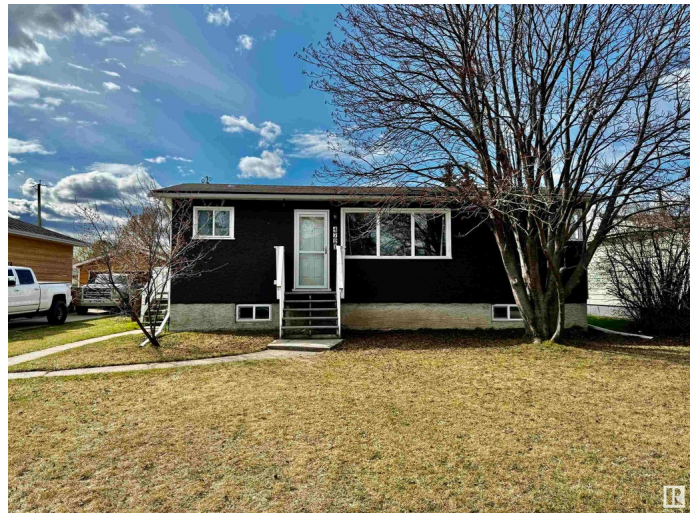
Drayton Valley, Drayton Valley, AB

Delightful bungalow in a great location! This home is close to the many amenities Drayton Valley has such as schools, playground, miles of walking trails, and shopping! Inside you'll find a neat and well taken care of home with lots to offer! On the main level is a bright and open floor plan, with the kitchen/dining area open to the spacious living room with a large window allowing lots of natural light! Completing the main level is a second bedroom and a 4 piece main bathroom. Downstairs is another living room, a 3rd bedroom, a 3 piece bathroom, and a large utility/storage room. Outside you'll find the generous south facing deck, perfect for large patio sets and the BBQ! You'll enjoy the single garage and large backyard that has had most of the fence line replaced in recent years, plus it has a gate on the side of it to allow for RV parking! A great move-in ready starter home!

Built in 1960

### Essential Information

MLS® #	E4433820
Price	\$244,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	773



Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	4721 49 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1H8

### Amenities

Amenities	Deck, R.V. Storage
Parking	Insulated, RV Parking, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Level Land, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 1st, 2025
Days on Market	39

## 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 9th, 2025 at 9:02am MDT