

Courtesy Of Heather D Malin Of RE/MAX Vision Realty

\$399,000 - 4112 49ave, Drayton Valley

MLS® #E4439891

\$399,000

4 Bedroom, 2.50 Bathroom, 1,725 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Welcome to this spacious 4 level split in desirable Aspenview! Enjoy the open floor plan with kitchen, central island & dining room that takes you out to the new patio deck on steel pilings.. There is 4 bedrooms and 3 bathrooms. This well-maintained home offers a functional layout perfect for families. 4 years ago the shingles and eavestroughs were redone! Enjoy two large family rooms, ideal for entertaining or relaxing. A very spacious crawlspace 5.7ft high allows for lots of storage, play area, or use a portion to create a playhouse. The double attached garage and two outdoor parking stalls add extra options and storage. Situated on a generous, fully fenced lot that backs directly onto a school park, no rear neighbors and direct access to green space! The yard is perfect for kids, pets, or gardening. Located in a quiet, family-friendly neighborhood, this home offers both privacy and convenience. Donâ€™t miss out on this fantastic opportunity to own a home in one of Aspenviewâ€™s most sought after areas.

Built in 1985

Essential Information

MLS® # E4439891

Price \$399,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,725
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	4112 49ave
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1E6

Amenities

Amenities	Fire Pit
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby,

	Schools, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 2nd, 2025
Days on Market	64
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 5th, 2025 at 3:02pm MDT