

## \$329,900 - 4544 43 Avenue, Drayton Valley

MLS® #E4441780

**\$329,900**

4 Bedroom, 2.50 Bathroom, 1,144 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Beautifully Renovated Family Residence in Prime Boardwalk Location! This 4 bedroom, 2 1/2 bath home has had some fantastic updates; The kitchen features beautiful stone (quartz) countertops, newer cabinetry, and SS appliances(2019), shingles(2024), added attic insulation(2024), & vinyl windows(2020)! The primary bedroom has a 2 pce ensuite, with 2 more spacious bedrooms on the main level. The basement has beautiful vinyl plank flooring, a 4th bedroom, 3 pce renovated bath, a family room with a remarkable stone faced fireplace, and plenty of storage too! Outside, you can find a sliding patio door leading from the dining room to the large North facing deck, a double detached heated garage, as well as plenty of parking. This property is in a great location and is a turn-key home in immaculate condition!

Built in 1974

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441780  |
| Price          | \$329,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,144     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1974                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4544 43 Avenue |
| Area        | Drayton Valley |
| Subdivision | Drayton Valley |
| City        | Drayton Valley |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 1L5        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Vinyl Windows, See Remarks                |
| Parking   | Double Garage Detached, Front/Rear Drive Access |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed June 11th, 2025

Days on Market 5

Zoning Zone 90

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Listing information last updated on June 16th, 2025 at 9:02am MDT