

## \$289,900 - 4802 Mackenzie Avenue, Drayton Valley

MLS® #E4448641

**\$289,900**

4 Bedroom, 2.50 Bathroom, 1,170 sqft

Single Family on 0.00 Acres

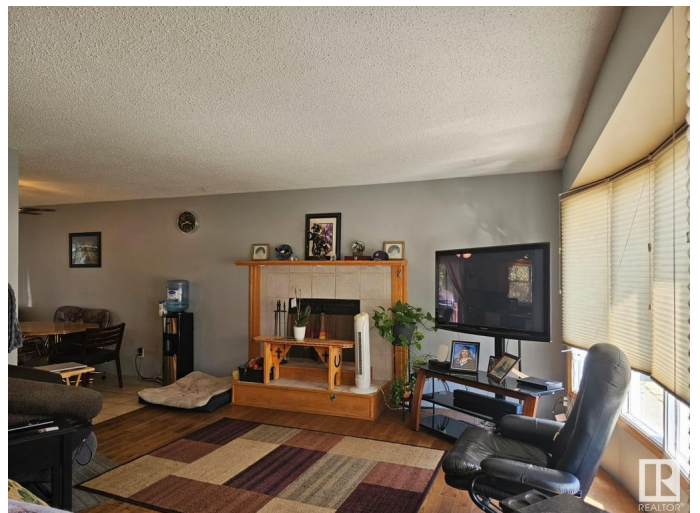
Drayton Valley, Drayton Valley, AB

This 1170 sq. ft. bungalow is ideally situated across the street from beautiful Mackenzie Park and just a short walk to Northview Pond. Only three blocks from Aurora Elementary School, this location is perfect for families and those who enjoy being close to green space and walking trails. Inside, the home features hardwood flooring in the bright and welcoming living room, complete with a cozy wood-burning fireplace. The kitchen includes stainless steel appliances, a large peninsula and ample cabinetry. The main floor has a 3-piece main bath and 3 good sized bedrooms including the primary bedroom with a 2-piece ensuite. The basement had a fourth bedroom, large rec area and a good-sized laundry room. There's plenty of room for family, guests, or a home office. Offering both comfort and convenience in a quiet, established neighborhood!

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448641  |
| Price      | \$289,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,170                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4802 Mackenzie Avenue |
| Area        | Drayton Valley        |
| Subdivision | Drayton Valley        |
| City        | Drayton Valley        |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7A 1A5               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                       |
| Stories           | 2                                                                               |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Finished                                                                  |

### Exterior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                 |
| Exterior Features | Back Lane, Beach Access, Fenced, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                             |
| Construction      | Wood, Stucco                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 18              |
| 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 7:17am MDT