

\$245,000 - 4508 43 Avenue, Drayton Valley

MLS® #E4432051

\$245,000

3 Bedroom, 1.50 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Spacious 3-Bedroom Bungalow Near the Boardwalk subdivision. This cozy 1,200 sq ft bungalow is nestled in a family friendly location with schools, shopping, and miles of walks trails at your fingertips tips. Featuring 3 spacious bedrooms and 1.5 bathrooms, & a kitchen with plenty of cabinet space. Step into a large, sun-filled living area with oversized front windows that flood the space with natural light. A partially finished basement leaves room for you to put your own stamp on this great property. The high-efficiency furnace keeps things cozy in winter, while newer shingles provide peace of mind for years to come. Enjoy outdoor living in the fully fenced backyard, ideal for kids, pets, or summer BBQs. A double detached garage offers plenty of parking and storage as well. Property sold as is.

Built in 1974

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4432051 |
| Price | \$245,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,200 |



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

Community Information

| | |
|-------------|----------------|
| Address | 4508 43 Avenue |
| Area | Drayton Valley |
| Subdivision | Drayton Valley |
| City | Drayton Valley |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7A 1G7 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Patio, See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | None |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 21st, 2025 |
| Days on Market | 14 |

Zoning

Zone 90

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