

\$459,900 - 3920 44 Avenue, Drayton Valley

MLS® #E4457915

\$459,900

5 Bedroom, 3.00 Bathroom, 1,403 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This beautiful raised bungalow is located in the highly desired community of Aspenview. This property offers over 2700 sq ft of living space and consists of 5 bedrooms and 3 baths! The living area feels open and there is no lack of natural light coming in from all the windows. The kitchen is spacious, has loads of cabinetry including an island, SS appliances and a corner pantry. The dining area can accommodate large family dinners and the rounded archways are a nice feature that lead into the living room. The primary bedroom is large and has a 3 pce ensuite and walk in closet and the two other bedrooms are a nice size. A 4 piece guest bath and laundry area round out the main floor. The oversized garage has in-floor heat and a mezzanine for tons of storage space! Heading downstairs you will notice the massive family room, the large 4th and 5th bedrooms and another 3 pce path and you won't mind the in-floor heat! Outside includes a large yard, covered deck w/gas hookup & RV parking!!!

Built in 2006

Essential Information

MLS® # E4457915

Price \$459,900

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,403
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	3920 44 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0A1

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 15th, 2025
Days on Market	12
Zoning	Zone 90

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Listing information last updated on September 27th, 2025 at 1:47am MDT