

## \$415,000 - 4105 43 Avenue, Drayton Valley

MLS® #E4427060

**\$415,000**

4 Bedroom, 3.50 Bathroom, 1,523 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Located in Drayton Valley in the subdivision of Meraw Estates, this 2013 built custom 1,523 sq ft home has many unique features that are sure to catch the eye! Upon entry, there is custom tile work, all new vinyl plank on the main floor, and a very open concept, allowing for a bright space. The living area flows nicely into the kitchen with stainless appliances and gas stove, custom cabinetry & island that are complimented nicely with granite countertops. Rounding out the main floor is a half bath, plenty of cupboard & storage space and an entry to the covered rear deck. The second floor consists of second and third bedrooms, a 4-pc bath, laundry, and a spacious primary bedroom complete with a walk in closet, and large 5-pc ensuite. Coupled with the large windows, the vaulted ceilings create a lofty feel in the room. Downstairs consists of custom 9' ceilings, a beautiful wet-bar, large inviting rec room, 4-pc bath, and a 4th bedroom. A large dbl detached garage, covered deck, and A/C round out this home!

Built in 2013

### Essential Information

MLS® # E4427060

Price \$415,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,523                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4105 43 Avenue |
| Area        | Drayton Valley |
| Subdivision | Drayton Valley |
| City        | Drayton Valley |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 0B4        |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vaulted Ceiling, Wet Bar, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                  |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                              |
| Stories           | 3                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                         |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Powerhouse Campus, St. A's |
| Middle     | Powerhouse Campus, St. A's |
| High       | Frank Maddock              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 29               |
| Zoning         | Zone 90          |

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Listing information last updated on April 20th, 2025 at 6:02pm MDT