

## \$775,000 - 2050 43 Street, Drayton Valley

MLS® #E4433236

**\$775,000**

4 Bedroom, 3.50 Bathroom, 1,777 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Gorgeous 22.97 acres located in town limits. Zoned S-URB, with a fabulous river view. 1777 sq ft bungalow with 3 bedrooms up and 1 down. 3 pc. ensuite with shower, main 3 pc. bath with tub and 3 pc back entry with main floor laundry. Spacious kitchen with peninsula and built in oak wall cabinets line the kitchen and dining room with upper deck patio doors leading to 12'4"x30' with amazing south view. 2 living rooms 1 with picture window facing south and cozy gas fire place. 2nd formal living room faces north. Down stairs offers 4th bedroom, family room with walk-out to south deck, large storage/utility room and partially finished 4th bathroom. Enclosed back entry from home to 23'x26' attached garage. Out buildings include 20x34 heated shop with 220 power and 12' door. 2nd storage shop 38x20 with no power. 2 12x14'6" metal sheds, 1 10'8"x10'6" insulated shed, 12x24 barn, pump house with heat, and cabin stays. Owner currently leases bottom south 15.96 acres from the town for hay. Shingles dated 2016

Built in 1995

### Essential Information

MLS® # E4433236

Price \$775,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,777                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2050 43 Street |
| Area        | Drayton Valley |
| Subdivision | Drayton Valley |
| City        | Drayton Valley |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 2A2        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Patio, Wood Windows, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Front Drive Access, Shop  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Countertop Electric, Vacuum System Attachments, Water Conditioner, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner, Oak Surround  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Low Maintenance Landscape, No Back Lane, River Valley View, Schools, Shopping Nearby, Sloping Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 97               |
| Zoning         | Zone 90          |

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Listing information last updated on August 3rd, 2025 at 12:17am MDT