# \$359,900 - 4019 41b Avenue, Drayton Valley

MLS® #E4433779

#### \$359.900

3 Bedroom, 2.50 Bathroom, 1,458 sqft Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This beautifully maintained duplex in Meraw Estates offers 3 bedrooms, 3 bathrooms, and a finished basementâ€"perfect for comfortable family living. The bright, open-concept main floor features modern finishes and a welcoming layout. Upstairs, you'II find all three bedrooms and a spacious bonus room, perfect for a home office.. The large primary bedroom includes a walk-in closet and a private ensuite, offering a peaceful retreat. Step outside to a beautifully landscaped backyard with a large deck with no neighbours behind, providing privacy and space to unwind. With an attached single garage and a great location near schools, playgrounds, and walking paths, this home truly shows pride of ownership.



#### **Essential Information**

MLS® # E4433779 Price \$359,900

Bedrooms 3

Bathrooms 2.50

Full Baths 2

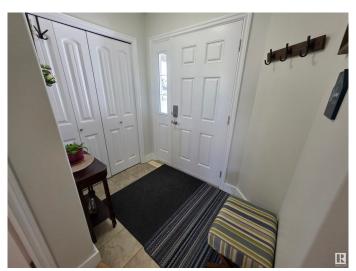
Half Baths 1

Square Footage 1,458

Acres 0.00







Year Built 2014

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 4019 41b Avenue

Area Drayton Valley
Subdivision Drayton Valley

City Drayton Valley

County ALBERTA

Province AB

Postal Code T7A 0B5

#### **Amenities**

Amenities Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows

Parking Single Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, See Remarks

## **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Fenced, Level Land, Playground Nearby, Schools

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

#### **Additional Information**

Date Listed April 30th, 2025

Days on Market 49

Zoning Zone 90

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Listing information last updated on June 18th, 2025 at 11:17am MDT