

## \$459,900 - 4121 46 Avenue, Drayton Valley

MLS® #E4442436

**\$459,900**

5 Bedroom, 3.50 Bathroom, 2,030 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Fabulous 5 bdrm home, ideally situated in one of Aspenview's most sought-after locations—nestled in a quiet cul-de-sac, & backing onto open fields & no rear neighbours! This spacious & well-appointed home offers 5 bdrms + a den, making it perfect for any family. Step inside to a grand front entrance that opens into a bright & open main floor layout. The rear-facing kitchen features newly refurbished cabinets, a large island, newer SS appliances, & a walk-in pantry. The living room, complete w/ a gas fireplace, overlooks the private, fenced backyard—perfect for any family gatherings. At the front of the home, a spacious sitting room w/ bay window flows seamlessly into the formal dining area, creating an ideal space for entertaining guests. Main floor laundry, a 2-pce bath complete this level. Upstairs, you'll find 3 spacious bdrms incl an oversized primary suite w/ his&hers closets & a 5-pce ensuite. The finished basement adds 2 more bdrms, 3 pce bath, & a large family room! HWT 2022, shingles approx 6 yrs

Built in 1994

### Essential Information

MLS® # E4442436

Price \$459,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,030
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4121 46 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1E8

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", Patio, Vinyl Windows, See Remarks
Parking	Double Garage Attached, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	4
Zoning	Zone 90

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Listing information last updated on June 17th, 2025 at 4:47am MDT