

\$449,900 - 3806 44a Avenue, Drayton Valley

MLS® #E4451799

\$449,900

2 Bedroom, 2.00 Bathroom, 1,562 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Spacious bungalow on a huge pie lot in desirable Aspenview! This home has lots to offer right from the moment you walk up with RV parking, a covered front porch, and a 26'24' attached double garage! Inside you're greeted with a large entryway leading to the kitchen. There is an abundance of cabinetry/counter space with an island that provides space for bar stools, plus a corner pantry. Around the corner is a massive living room that features a corner gas fireplace to keep you warm. From the living room are patio doors leading the covered deck with a natural gas hookup. Completing the main level is a 4 piece main bath, and two oversized bedrooms. The primary will impress with it's massive walk-in closet, spacious room, and 4 piece ensuite. Downstairs is a blank canvas giving you the choice on how it is finished. There is plenty of room to have another bedroom, bathroom, and large family room that has walkout access to the yard. This home is in a great neighbourhood close to schools and walking trails!

Built in 2004

Essential Information

MLS® # E4451799

Price \$449,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,562
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3806 44a Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1V9

Amenities

Amenities	Ceiling 9 ft., Deck
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Sloping Lot, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed August 7th, 2025

Days on Market 94

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 9th, 2025 at 6:47am MST