

## \$309,000 - 4539 45 Avenue, Drayton Valley

MLS® #E4454776

**\$309,000**

4 Bedroom, 2.00 Bathroom, 956 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This great 4 bed, 2 bath home has been updated with all new windows on the main floor, new shingles, updated flooring throughout the main floor, an updated 4 pc bathroom and a new concrete patio and sidewalk. The oversized heated double garage gives you lots of options and the RV storage space beside it is an added bonus! One of the main floor bedrooms currently has a washer/dryer to create future potential development of a basement suite OR a buyer could remove the set and continue using it as a bedroom. The location is prime being across the street from Evergreen Elementary and close to various schools and playgrounds. You dont want to miss out on this great purchase!

Built in 1964

### Essential Information

MLS® #	E4454776
Price	\$309,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	956
Acres	0.00
Year Built	1964
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4539 45 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1G9

### Amenities

Amenities	R.V. Storage, Vinyl Windows
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Freezer, Hood Fan, Refrigerator, Stove-Electric, Dryer-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Evergreen
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### Additional Information

Date Listed	August 25th, 2025
Days on Market	2
Zoning	Zone 90

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