

\$259,900 - 4745 49 Avenue, Drayton Valley

MLS® #E4463936

\$259,900

3 Bedroom, 2.00 Bathroom, 1,072 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Bright & beautiful 3 bedroom, 2 bathroom home in a convenient location! In 2004, the main floor of this home was gutted and had many updates including vinyl windows, vinyl siding, blown-insulation, electrical and plumbing! The home features a very unique layout, with 2 bedrooms, a 4-pc bathroom, large kitchen and dining room which overlooks the living room on the main level. The kitchen boasts updated appliances(2021) and plenty of cabinet & counter space! The back(main) entrance has a covered patio outside and walking in, it leads you to the amazing living room with high ceilings and south facing patio doors, making for a welcoming, bright & open space! Downstairs, there is a 3-pc bathroom/laundry room, roomy rec room and 3rd bedroom. Updates over the years include shingles in the last 7 years, furnace(2010) and hot water tank. Outside, the mature backyard is fenced with lots of room to run, access to the back alley and includes a raised garden bed area and storage shed!

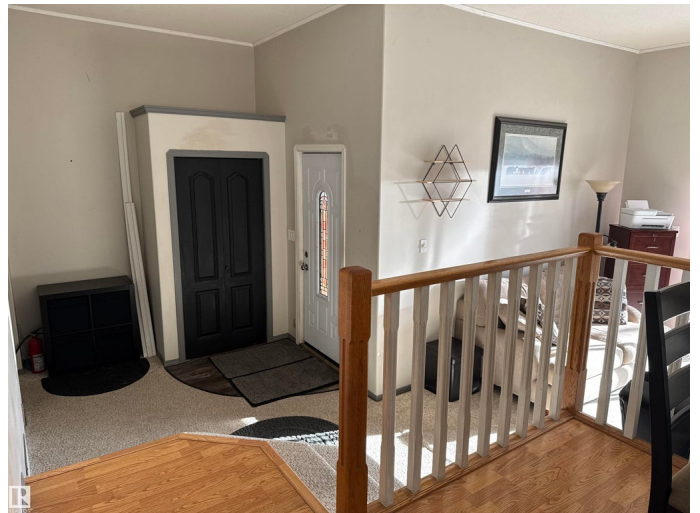
Built in 1959

Essential Information

MLS® # E4463936

Price \$259,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,072
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4745 49 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1J3

Amenities

Amenities	Vinyl Windows, See Remarks
Parking	Front Drive Access, Tandem

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

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

Additional Information

Date Listed October 29th, 2025

Days on Market 10

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 8th, 2025 at 8:17pm MST