# \$554,900 - 4220 41b Avenue, Drayton Valley

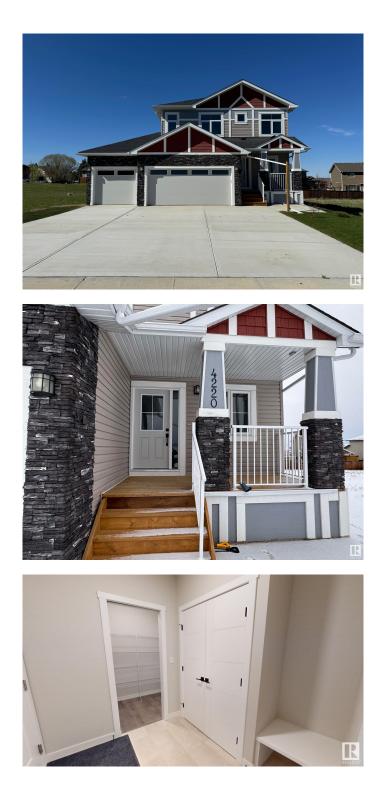
MLS® #E4416269

#### \$554,900

3 Bedroom, 3.00 Bathroom, 2,297 sqft Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Beautifully newly built modern 2300 sq ft two storey home located in Meraw Estates. This home features a triple car garage, main floor hardwood flooring, neutral white paint throughout, large walk through pantry, high end appliances including a wine fridge and a gas stove, 9' ceilings, tons of natural light, high efficiency furnace & hot water tank and much more! Upon entering the home you will notice a den/office, 3 pc bath and a large mudroom area that also leads to the walk through pantry. The open concept living area consists of a large bright kitchen w/island, dining room and living room with an electric fireplace. Upstairs there is a large primary bedroom with 2 closets and a 5 piece bath, two more large bedrooms, laundry room, 4 pce bath and large bonus room area. The basement is unfinished and awaits your personal touches if you wanted to expand your living area. Outside there are two decks, a side door entrance and a landscaped front yard. Seller is offering a \$5,000.00 landscaping allowance!!!



Built in 2024

### **Essential Information**

MLS® #	E4416269
Price	\$554,900
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	2,297
Acres	0.00
Year Built	2024
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

Address	4220 41b Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1G3

### Amenities

Amenities	Carbon M	Monoxid	e Deteo	ctors,	Ceiling	9 ft., D	Deck, D	etectors Smoke,
	Exterior	Walls-	2"x6",	Hot	Water	Natural	Gas,	Smart/Program.
Thermostat, Vinyl Windows, HRV System								
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Parking Triple Garage Attached

## Interior

Interior Features Appliances	ensuite bathroom Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Remote Control
Stories	2
Has Basement	Yes
Basement	Full, Unfinished
Exterior	

Exterior Wood, Vinyl

Exterior Features	Golf Nearby, No Back Lane, Partially Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 17th, 2024
Days on Market	255
Zoning	Zone 90

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Listing information last updated on August 28th, 2025 at 11:47pm MDT