

## \$319,900 - 4020 41b Avenue, Drayton Valley

MLS® #E4431489

**\$319,900**

3 Bedroom, 2.50 Bathroom, 1,405 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Beautiful 2-storey duplex located in the sought-after Meraw Estates, a newer subdivision known for its peaceful surroundings and family-friendly atmosphere. Built in 2014, this 1,400 +/- sq ft home offers 3 spacious bedrooms & 2.5 bathrooms. Offering many features including: A cozy living room with a stone gas fireplace – perfect for relaxing evenings Open-concept kitchen & dining area with plenty of natural light, a large walk in pantry, pot lighting & a very modern decor with gorgeous subway tile as a backsplash too. Private fenced yard – ideal for pets, kids, and summer BBQs, & a 22' x 19' garage with ample storage. Walking paths & scenic pond are just steps from your home! In the living room a gorgeous stone faced gas fireplace is a focal point, & in the spacious kitchen a large island/eating bar w/plenty of cupboard & countertop space. The basement is open and ready for you to put your personal stamp on this home. Interior pictures coming soon.

Built in 2014

### Essential Information

MLS® # E4431489

Price \$319,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,405         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4020 41b Avenue |
| Area        | Drayton Valley  |
| Subdivision | Drayton Valley  |
| City        | Drayton Valley  |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7A 0B5         |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Deck, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached           |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Partial, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 90          |

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Listing information last updated on May 2nd, 2025 at 1:47am MDT