

## \$271,000 - 5509 49 Street, Drayton Valley

MLS® #E4433764

**\$271,000**

3 Bedroom, 3.00 Bathroom, 1,148 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Opportunity knocks with this 3-Bedroom Bungalow with Detached Garage in Prime Location! 1,148 sq ft bungalow nestled on a quiet, family-friendly street—just steps from scenic walking paths which lead to Northview pond, parks, and shopping amenities. This inviting home offers 3 bedrooms on the main floor and a rare 4 full bathrooms in the home. A very nice layout with a large kitchen and dining area, main floor laundry, bright living areas and a second kitchen area in the basement. The massive, 24x28 detached garage offers ample room for vehicles, tools, or a workshop setup. The large, fully fenced yard is perfect for kids, pets, or weekend entertaining, with plenty of room to relax or garden in privacy. Don't miss out on this fantastic opportunity in a sought-after neighborhood—perfect for first-time buyers or investors. Schedule A to accompany all offers. Property sold as is, where is. Inside pictures coming soon.

Built in 1977

### Essential Information

MLS® #	E4433764
Price	\$271,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	2
Square Footage	1,148
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5509 49 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1A3

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Detached, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition
Exterior Features	Fenced, No Back Lane, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 1st, 2025

Days on Market 47

Zoning Zone 90

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