

# \$834,900 - 5812 Mitchell Drive, Drayton Valley

MLS® #E4437155

**\$834,900**

3 Bedroom, 2.50 Bathroom, 2,540 sqft  
Single Family on 0.00 Acres

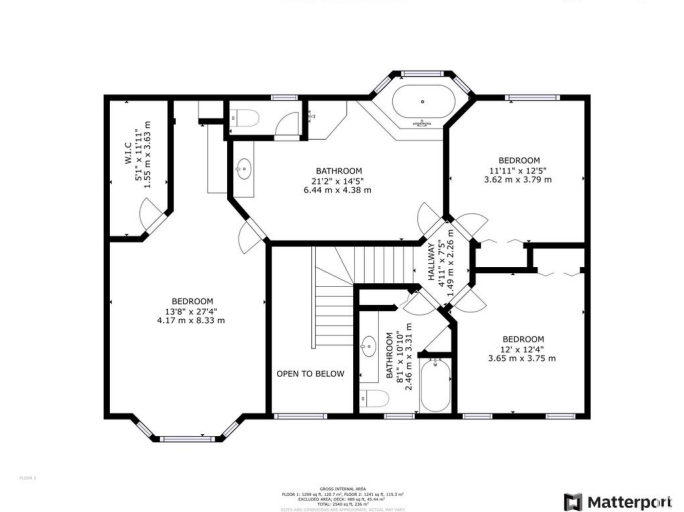
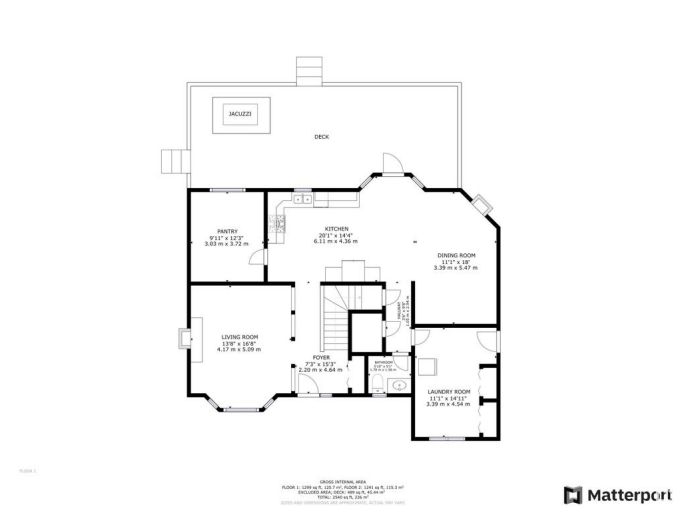
Drayton Valley, Drayton Valley, AB

Beautiful 4 acre acreage located within the town limits. With 2540 sq ft of living area, this 3 BR 2.5 bath home with a flex room offers enough space for any family. Living on an acreage within town limits is a rare opportunity! This property comes with a triple heated attached garage, a NEW 44' x 42' incredible shop with tankless hot water, a full bathroom, radiant heat, a hydraulic lift and is large enough to store your RV. Outside there is a 40' x 24' deck with a hot tub, two firepits & a horseshoe game. The private yard is beautifully landscaped with fruit trees, bushes, flowers & there are deer, fox and other animals which will visit often. There are two sheds, a greenhouse, a portable shelter, log shelter and firewood storage. There is a drilled well but municipal service is available, fiber optic internet & there is also town garbage pickup. Inside there is a newer wood FP, a gas FP, new SS appliances and much much more! The basement is on a 4 ft crawlspace. This is a must see property!!!

Built in 2002

## Essential Information

MLS® #	E4437155
Price	\$834,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,540
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5812 Mitchell Drive
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1V1

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls-2"x6", Fire Pit, Greenhouse, Hot Tub, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Vinyl Windows
Parking	RV Parking, Shop, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Curtains and Blinds, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Through Road, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 17th, 2025
Days on Market	3
Zoning	Zone 90

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Listing information last updated on May 20th, 2025 at 11:02am MDT