

# \$270,000 - 4406 41a Avenue, Drayton Valley

MLS® #E4437402

## \$270,000

4 Bedroom, 1.50 Bathroom, 1,240 sqft  
Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Bi-level on a large pie lot! This home is in a great location, set back in a cul-de-sac creating privacy and just steps away from the hospital and a playground! The house is just under 1250sqft with 4 bedrooms and 1.5 bathrooms. There is an attached double garage and a long driveway giving lots of space for parking. The yard is filled with mature trees and partially fenced. This home is full of potential and would make a great first home or revenue property!



Built in 1981

## Essential Information

MLS® #	E4437402
Price	\$270,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,240
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

## Community Information

Address	4406 41a Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1G5

## Amenities

Amenities	Off Street Parking, Deck
Parking	Double Garage Attached

## Interior

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

## Exterior

Exterior	Wood, Composition, Stucco
Exterior Features	Cul-De-Sac, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Evergreen
Middle	H.W. Pickup
High	Frank Maddock High

## Additional Information

Date Listed	May 20th, 2025
Days on Market	45
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 July 4th, 2025 at 3:18pm MDT