

## \$399,000 - 4112 49ave, Drayton Valley

MLS® #E4439891

**\$399,000**

4 Bedroom, 2.50 Bathroom, 1,725 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Welcome to this spacious 4 level split in desirable Aspenview! Featuring 4 bedrooms and 3 bathrooms, this well-maintained home offers a functional layout perfect for families. 4 years ago the shingles and eavestroughs were redone! Enjoy two large family rooms, ideal for entertaining or relaxing. A very spacious crawlspace 5.7ft allows for lots of storage, play area, or use a portion to create a playhouse. The double attached garage and two outdoor parking stalls add extra options and storage. Situated on a generous, fully fenced lot that backs directly onto a school park, no rear neighbours and direct access to green space! The yard is perfect for kids, pets, or gardening. Located in a quiet, family-friendly neighbourhood, this home offers both privacy and convenience. Donâ€™t miss out on this fantastic opportunity to own a home in one of Aspenviewâ€™s most sought after areas.

Built in 1985

### Essential Information

MLS® #	E4439891
Price	\$399,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,725
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4112 49ave
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1E6

### **Amenities**

Amenities	Fire Pit
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Hardie Board Siding

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 2nd, 2025

Days on Market                15

Zoning                            Zone 90

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