

\$299,000 - 4616 46 Avenue, Drayton Valley

MLS® #E4445597

\$299,000

4 Bedroom, 2.00 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This beautifully updated bungalow offers modern comfort and convenience in a fantastic location close to parks and schools. Step into the bright, open-concept main floor featuring vaulted ceilings and a freshly renovated kitchen complete with double ovens, a countertop stove, and quiet-close cabinetry. The living and dining room have also been updated with new paint, flooring, and lighting, giving the home a fresh, modern feel throughout. Both the main floor and basement bathrooms have been tastefully renovated. The fully finished basement has had the flooring removed and is ready for your personal touch, perfect for creating a custom space to suit your lifestyle. Outside, enjoy a double detached garage and a partially fenced yard, ideal for families or anyone who values extra outdoor space. Move-in ready with room to make it your own, donâ€™t miss out!

Built in 1964

Essential Information

MLS® #	E4445597
Price	\$299,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,076



Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4616 46 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1H6

Amenities

Amenities	See Remarks
Parking	Double Garage Detached, RV Parking

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Landscaped, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 3rd, 2025
Days on Market	6

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 9th, 2025 at 12:32pm MDT