

\$262,900 - 5036 45 Street, Drayton Valley

MLS® #E4445829

\$262,900

3 Bedroom, 2.00 Bathroom, 795 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Move-in ready with updates throughout! In 2018, the exterior was fully renovated with new vinyl windows, added exterior insulation, vinyl siding, shingles on both the home and garage, new eaves, a front east-facing deck, and a new fence. Inside offers fresh paint, new appliances (2024), and an updated furnace. The main level features two bedrooms, a 4-piece bath, central kitchen/dining area, and a bright living room with an east-facing picture window. Downstairs, you'll find a fully finished space with a third bedroom, another full bathroom, laundry and utility area, extra storage, and a rec room complete with a built-in sinkâ€”perfect for a wet bar or kitchenette setup. The large backyard includes a firepit and gated RV access. Close to parks, shopping, and daycare, donâ€™t miss out on this one!

Built in 1960

Essential Information

MLS® #	E4445829
Price	\$262,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	795
Acres	0.00



Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5036 45 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1C1

Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Over Sized, Single Garage Detached

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 4th, 2025
Days on Market	3
Zoning	Zone 90

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Listing information last updated on July 6th, 2025 at 11:02pm MDT