

\$539,900 - 3900 47 Avenue, Drayton Valley

MLS® #E4446808

\$539,900

4 Bedroom, 3.00 Bathroom, 1,469 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Executive Home with Walkout Basement & Stunning Views! Gorgeous 1,480 sq ft executive home perfectly positioned backing on a ravine with access to scenic walking trails & a partial view of the river valley. Offering a rare combination of privacy, luxury, & nature, this home is ideal for families or professionals seeking both comfort & style. Step inside to soaring vaulted ceilings in the main living area, anchored by a striking stone-faced wood-burning fireplace—the perfect spot to cozy up & enjoy the view. The chef-inspired kitchen features granite countertops, a large island, SS appliances including double ovens, a walk-in pantry, & convenient deck access for indoor-outdoor entertaining. The main floor offers three spacious bdrms, including a primary suite w/ a 3-pce ensuite. Downstairs, the fully developed walkout basement boasts a bright & spacious family room, a 4th bdrm, plus a 3-piece bath—ideal for guests! Exposed aggregate patio below, & an oversized, fully fenced backyard too!

Built in 2007

Essential Information

MLS® # E4446808

Price \$539,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,469
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	3900 47 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0A8

Amenities

Amenities	Deck, Exterior Walls- 2"x6", Patio, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
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Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 8th, 2025
Days on Market	3
Zoning	Zone 90

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Listing information last updated on July 11th, 2025 at 11:33am MDT