

# \$599,000 - 3905 44a Avenue, Drayton Valley

MLS® #E4454600

**\$599,000**

4 Bedroom, 2.50 Bathroom, 2,569 sqft  
Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Welcome to this beautiful two-storey home in family friendly Aspenview! Nestled against mature trees, it offers a private, peaceful, acreage like feel! Inside, discover a spacious, well designed layout where the heart of the home is a large kitchen with rich black granite countertops, ample cabinetry& plenty of room for cooking and entertaining! A separate formal dining area adds elegance and versatility OR use it as a bright, sophisticated home office. Upstairs features a bonus room, large bath, and 3 bedrooms including a serene primary suite with luxurious ensuite and views of the surrounding greenery. The mostly finished basement is plumbed for a wet bar or secondary kitchen, offering great potential. Outside, enjoy the beautiful deck, large fenced yard, RV parking, and a spacious shed. This rare find blends the charm of a private setting with the convenience of in town living. Donâ€™t miss your chance to make it HOME!



Built in 2006

## Essential Information

MLS® #	E4454600
Price	\$599,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	2,569
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3905 44a Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1V9

### Amenities

Amenities	Closet Organizers, Deck, Exterior Walls- 2"x6", Front Porch
Parking	Double Garage Attached, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, No Back Lane, Schools, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 24th, 2025
Days on Market	4
Zoning	Zone 90

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