

## \$249,900 - 4717 47a Avenue, Drayton Valley

MLS® #E4459576

**\$249,900**

4 Bedroom, 2.00 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

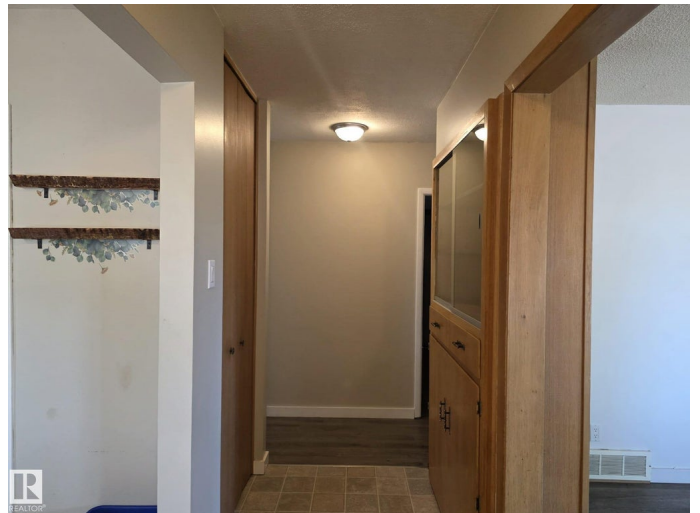
Drayton Valley, Drayton Valley, AB

This property would make for a wonderful INVESTMENT property or a great starter home! The home is located in a mature neighbourhood of Drayton Valley near all amenities and directly across the street from a park. Upstairs one finds a large living room, kitchen, 4 piece bath and 2 bedrooms. What was once a 3rd bedroom upstairs has been turned into a laundry room with access to a new wood deck (2024) overlooking the backyard. The fully developed basement has separate access from the side of the house, it's own laundry, and features a 2 second kitchen, 4 piece bath, 2nd living room and 2 bedrooms complete with a flex room (office area). The double detached garage is large with two overhead doors, one with extra height. 2024 renovations in the basement include new baseboards, carpet, paint and light fixtures. The Hot Water Tank was new in 2024, and the sewer line was replaced in 2023.

Built in 1963

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459576  |
| Price     | \$249,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,076                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4717 47a Avenue |
| Area        | Drayton Valley  |
| Subdivision | Drayton Valley  |
| City        | Drayton Valley  |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7A 1H9         |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Deck                                     |
| Parking   | 2 Outdoor Stalls, Double Garage Detached |

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dishwasher-Portable, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Stories      | 2                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Finished                                                                                                              |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Flat Site          |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 22nd, 2025 |
|-------------|----------------------|

Days on Market 39

Zoning Zone 90

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Listing information last updated on October 31st, 2025 at 1:48pm MDT