

## \$409,900 - 4019 42 Avenue, Drayton Valley

MLS® #E4464552

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,512 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

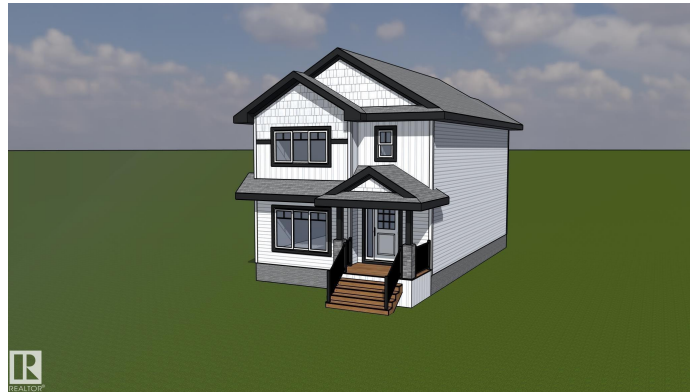
Brand New Valley Ridge Home in Meraw Estates – one of Drayton Valley’s Newest Subdivisions! Beautifully built 1512 sq ft two-story in desirable Meraw Estates. Thoughtfully designed for modern living, this well built home offers 3 bedrooms, 2.5 baths, a den, & upper-level laundry for convenience. Enjoy a bright, open layout with a modern kitchen featuring a built-in island, 4 SS appliances, & a large front-facing living room, perfect for family time or entertaining. Relax on the back deck with sunny southern exposure. The basement is unfinished & provides rough insulation for a 4th bathroom, family room, & another bedroom. An oversized 22x24 detached garage with 9 ft ceilings & 8 ft OH door provides plenty of space for trucks or storage. Close to schools, shopping & walking paths, this stunning home offers comfort & style. National New Home Warranty included & a huge bonus, GST rebate goes to the BUYER! Landscaping with sod complete from front yard to back of house, back yard finished to rough grade.

Built in 2025

### Essential Information

MLS® # E4464552

Price \$409,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,512                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4019 42 Avenue |
| Area        | Drayton Valley |
| Subdivision | Drayton Valley |
| City        | Drayton Valley |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 0B5        |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Deck, Exterior Walls- 2"x6", Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached                                  |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Partial, Unfinished                                                                                  |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                          |
| Exterior Features | Back Lane, Flat Site, Partially Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 90            |

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Listing information last updated on November 7th, 2025 at 11:48am MST