

\$278,000 - 5017 46 Street, Drayton Valley

MLS® #E4465643

\$278,000

3 Bedroom, 2.00 Bathroom, 1,084 sqft
Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Welcome to this quality-built 5-bedroom, 2-bathroom bungalow offering 1,084 sq ft of functional and inviting living space, located in a quiet neighbourhood. This property provides excellent flexibility for a variety of living arrangements. The main floor features 3 comfortable bedrooms, a bright living area, and a kitchen equipped with a brand-new fridge (2025) and a dishwasher replaced in 2023. A separate side entrance leads to the basement with 2- bedrooms, complete with its own laundry (washer replaced in 2024), offering great potential for extended family or additional living space. Step outside to enjoy the large, fully fenced backyard—ideal for outdoor activities and entertaining. The oversized deck (built in 2021) adds even more room for summer relaxation and gatherings. Additional highlights include: • Single-car garage with convenient back-alley access • 40-year shingles replaced in 2015 • Sewer connection to town replaced in 2021



Built in 1962

Essential Information

MLS® #	E4465643
Price	\$278,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,084
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5017 46 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1S2

Amenities

Amenities	Fire Pit
Parking	Rear Drive Access, Single Garage Detached

Interior

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

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Schools, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed November 13th, 2025

Days on Market 5

Zoning Zone 90

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