

## \$244,900 - 4721 49 Avenue, Drayton Valley

MLS® #E4433820

**\$244,900**

3 Bedroom, 2.00 Bathroom, 773 sqft

Single Family on 0.00 Acres

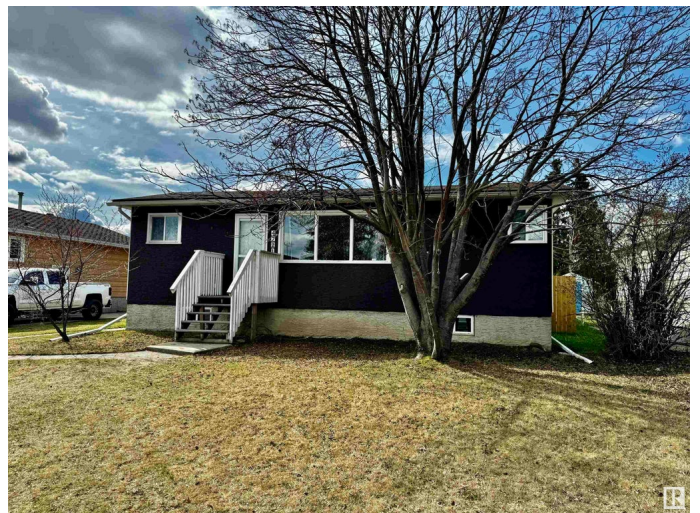
Drayton Valley, Drayton Valley, AB

Delightful bungalow in a great location! This home is close to the many amenities Drayton Valley has such as schools, playground, miles of walking trails, and shopping! Inside you'll find a neat and well taken care of home with lots to offer! On the main level is a bright and open floor plan, with the kitchen/dining area open to the spacious living room with a large window allowing lots of natural light! Completing the main level is a second bedroom and a 4 piece main bathroom. Downstairs is another living room, a 3rd bedroom, a 3 piece bathroom, and a large utility/storage room. Outside you'll find the generous south facing deck, perfect for large patio sets and the BBQ! You'll enjoy the single garage and large backyard that has had most of the fence line replaced in recent years, plus it has a gate on the side of it to allow for RV parking! A great move-in ready starter home!

Built in 1960

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433820  |
| Price          | \$244,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 773       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1960                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4721 49 Avenue |
| Area        | Drayton Valley |
| Subdivision | Drayton Valley |
| City        | Drayton Valley |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 1H8        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, R.V. Storage                            |
| Parking   | Insulated, RV Parking, Single Garage Detached |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Level Land, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 52            |

Zoning

Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 22nd, 2025 at 2:02pm MDT