

## **\$619,900 - 4137 40 Street, Drayton Valley**

MLS® #E4435351

**\$619,900**

4 Bedroom, 3.50 Bathroom, 2,247 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Located in the subdivision of Meraw Estates in Drayton Valley, this 2014 built, 2-storey home overlooks a pond, and is surrounded by walking paths in a quiet neighborhood. Having 4 bedrooms, 3.5 bathrooms, and tons of living space with over 3,000 sq ft, this is a perfect family home that allows for both personal space and family time. Unique features of the home include a walk-out basement, huge rear deck, triple garage, natural gas hookup, A/C, hot water on demand family/living rooms upstairs, on the main floor and in the basement. The kitchen is well appointed with granite countertops, stainless appliances + bar fridge, an oversized island, loads of cupboard and counterspace as well as a large walk-through pantry. Upstairs has a bonus room, the large primary bedroom, 5-pc ensuite & large walk-through closet that opens to a laundry room, and two additional bedrooms, each with walk-in closets. The walk-out basement is fully finished with a fourth bedroom, a 4-pc bath, in floor heat, and a wet-bar!

Built in 2014

### **Essential Information**

MLS® # E4435351

Price \$619,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,247
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4137 40 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0B5

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, Fire Pit, Hot Water Tankless, No Smoking Home, Vinyl Windows, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup
Parking	Front Drive Access, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Wet Bar
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, F Through Road, Playground N
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter



Additional Information

Date Listed	May 8th, 2025
Days on Market	70
Zoning	Zone 90

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