

## \$139,900 - 402 4900 54 Avenue, Drayton Valley

MLS® #E4444552

**\$139,900**

2 Bedroom, 1.50 Bathroom, 748 sqft

Condo / Townhouse on 0.00 Acres

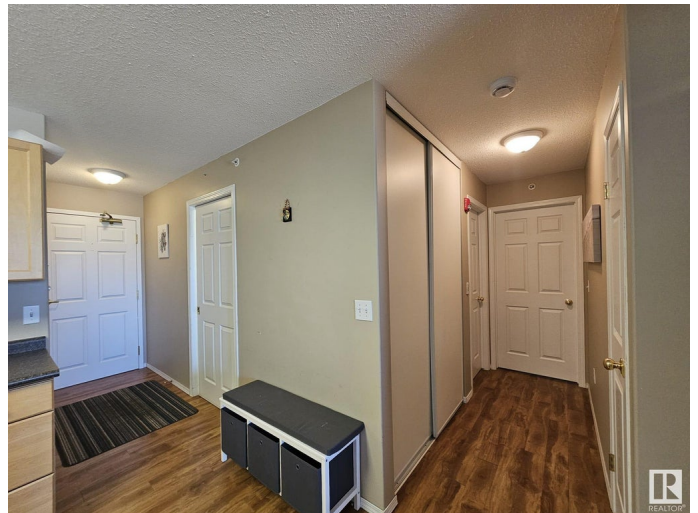
Drayton Valley, Drayton Valley, AB

Step into comfort and convenience with this top-floor 2-bedroom condo situated in a practical location close to shopping and everyday amenities, offering easy access to everything you need. With 748 sq ft of thoughtfully designed space, this bright, South-facing unit has maximum sunlight exposure. The primary bedroom offers great space and includes its own 2-piece ensuite. Through French doors, the second bedroom doubles beautifully as a home office or creative space. A very comfortable option for your next home, or buy it furnished as an investment. Lavender Lane is a well-managed building with a strong reserve fund, giving you peace of mind for the future. Condo fee includes but isn't limited to Heat, Water, TV and Internet. This unit comes with an assigned outside parking stall.

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444552  |
| Price          | \$139,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 748       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2003                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 402 4900 54 Avenue |
| Area        | Drayton Valley     |
| Subdivision | Drayton Valley     |
| City        | Drayton Valley     |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7A 1V8            |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | Patio, Storage-In-Suite |
| Parking   | See Remarks             |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| # of Stories      | 4                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Vinyl                  |
| Exterior Features | Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Vinyl                  |
| Foundation        | Concrete Perimeter           |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 26th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 50      |
| Zoning         | Zone 90 |
| Condo Fee      | \$439   |

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Listing information last updated on August 15th, 2025 at 3:02am MDT