

\$447,900 - 4100 41a Avenue, Drayton Valley

MLS® #E4460144

\$447,900

4 Bedroom, 3.50 Bathroom, 1,630 sqft

Single Family on 0.00 Acres

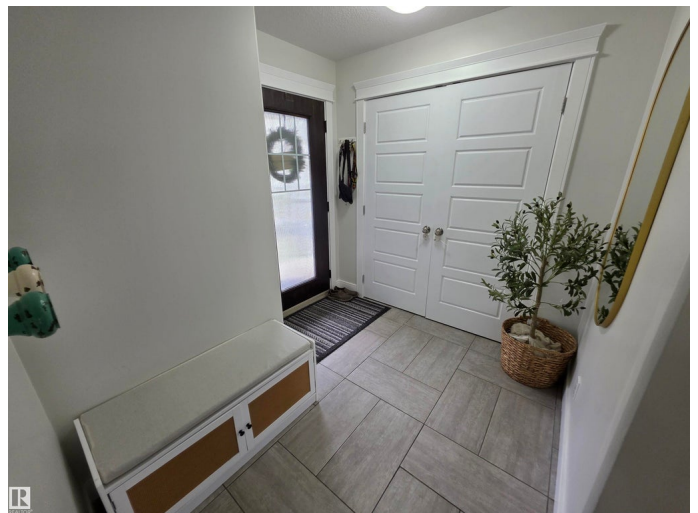
Drayton Valley, Drayton Valley, AB

Welcome to this stunning 4-bedroom, 4-bath home in the sought-after community of Meraw Estates. The open-concept main floor features a modern kitchen with stainless steel appliances, a convenient walk-through pantry, and a bright dining area that opens onto a massive deck complete with a natural gas BBQ hookup. Upstairs offers three large sized bedrooms, including a spacious primary suite, plus the convenience of upstairs laundry and a versatile flex room that would be perfect as an office. The fully finished walkout basement, warmed with in-floor heating, also includes a comfortable fourth bedroom, a full bath, and plenty of space to entertain family or guests. Added touches such as built-in ceiling storage in the double attached garage, a high-efficiency furnace, hot water tank, and whole-home A/C ensure comfort and practicality at every turn. With its premium features, functional layout, and exceptional location, this home is ready to impress.

Built in 2013

Essential Information

MLS® #	E4460144
Price	\$447,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,630
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4100 41a Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0B4

Amenities

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 30th, 2025
Days on Market	8
Zoning	Zone 90

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Listing information last updated on October 8th, 2025 at 6:02am MDT