

\$319,900 - 4020 41b Avenue, Drayton Valley

MLS® #E4431489

\$319,900

3 Bedroom, 2.50 Bathroom, 1,405 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Beautiful 2-storey duplex located in the sought-after Meraw Estates, a newer subdivision known for its peaceful surroundings and family-friendly atmosphere. Built in 2014, this 1,400 +/- sq ft home offers 3 spacious bedrooms & 2.5 bathrooms. Offering many features including: A cozy living room with a stone gas fireplace – perfect for relaxing evenings Open-concept kitchen & dining area with plenty of natural light, a large walk in pantry, pot lighting & a very modern decor with gorgeous subway tile as a backsplash too. Private fenced yard – ideal for pets, kids, and summer BBQs, & a 22' x 19' garage with ample storage. Walking paths & scenic pond are just steps from your home! In the living room a gorgeous stone faced gas fireplace is a focal point, & in the spacious kitchen a large island/eating bar w/plenty of cupboard & countertop space. The basement is open and ready for you to put your personal stamp on this home. Interior pictures coming soon.

Built in 2014

Essential Information

MLS® # E4431489

Price \$319,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	4020 41b Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0B5

Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 16th, 2025
Days on Market	14
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 April 30th, 2025 at 7:47pm MDT