

## \$259,000 - 5036 47 Street, Drayton Valley

MLS® #E4437860

**\$259,000**

4 Bedroom, 1.00 Bathroom, 927 sqft

Single Family on 0.00 Acres

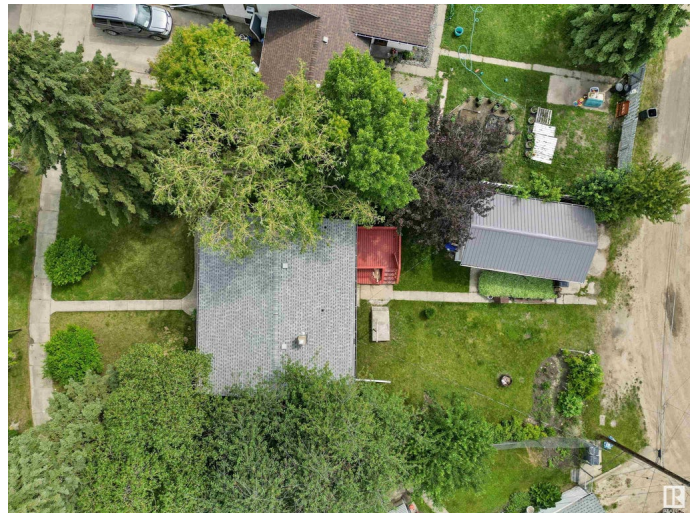
Drayton Valley, Drayton Valley, AB

Move in ready home situated in beautiful mature Drayton Valley neighborhood! Walking distance to park, splash park and walking trails! Main floor boasts new windows, a gorgeous new bathroom, and some new flooring! Also on this level are two bedrooms, multiple storage pantries, a cozy living room, and a functional kitchen dining area that has sliding doors to your deck! Downstairs are two more large bedrooms, a family recreation room and your utility room with laundry. Oh! And there's a brand new furnace in there too! Outside you'll find mature flowering trees, shrubs and gardens surrounding your yard. For even more storage or parking you have a single detached garage with a tin roof. The shingles on the home were complete 10 short years ago too. There's really nothing to do here but move in. Your high ticket items have already been done, so much value.

Built in 1957

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437860  |
| Price          | \$259,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 927       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1957                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5036 47 Street |
| Area        | Drayton Valley |
| Subdivision | Drayton Valley |
| City        | Drayton Valley |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 1C7        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Single Garage Detached |

### Interior

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

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Playground Nearby, Schools, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Vinyl                                                                       |
| Foundation        | Concrete Perimeter, See Remarks                                                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 73             |

Zoning

Zone 90

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Listing information last updated on August 3rd, 2025 at 11:32am MDT