

## \$244,900 - 4613 39 Avenue, Drayton Valley

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MLS® #E4438741

**\$244,900**

2 Bedroom, 1.00 Bathroom, 1,002 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

BUNGALOW in a quiet neighborhood. This 1/2 duplex is ready for your finishing touches.

Walking in the front door you will find an entry area complete with a built in bench. The open concept living room, kitchen and dining area is complemented by many windows keeping the area nice and bright. The spacious primary bedroom boasts a walk in closet and access to the 4pc bathroom. Main floor laundry. The second bedroom showcases a patio door leading you to the fenced backyard that has south facing exposure with mature trees and a raised garden bed. The yard also backs onto a greenspace giving you extra added privacy to sit back and relax. Attached garage and large driveway is an added bonus. This home has lots of potential in a sought after area close to all amenities.



Built in 1998

### Essential Information

MLS® #	E4438741
Price	\$244,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,002
Acres	0.00
Year Built	1998

Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	4613 39 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1T5

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 26th, 2025
Days on Market	21
Zoning	Zone 90

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