

\$319,900 - 204 5201 Brougham Drive, Drayton Valley

MLS® #E4440670

\$319,900

2 Bedroom, 2.00 Bathroom, 1,242 sqft

Condo / Townhouse on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Ironwood Gates brings unmatched luxury, style, & elegance to condo living in Drayton Valley. This 2 bedroom, 2 bathroom suite offers an open layout design featuring granite, gas fireplace, R30 insulation in the walls, 9 ft ceilings, frameless glass showers w/ dual body massage in the master ensuite, central A/C, 2 parking stalls (1 underground), & storage unit. Convenient built-in vanity in Ensuite. The Large storage room with built-in shelving off the kitchen leads to a cozy bonus room that could be used as an office. Beyond foyer is the exercise room, meeting/party room w/ fireplace & kitchen, & outside terrace. Engineering attention to detail exemplified by hydraulic elevator w/ latest in noise reduction & seamless performance, triple glazed windows & sound attenuation systems. Electronic security gates at entrances with property & perimeter fencing. Condo Fee is \$520.83 and includes heat, water/sewer, reserve fund, ext. maintenance & janitorial.

Built in 2016

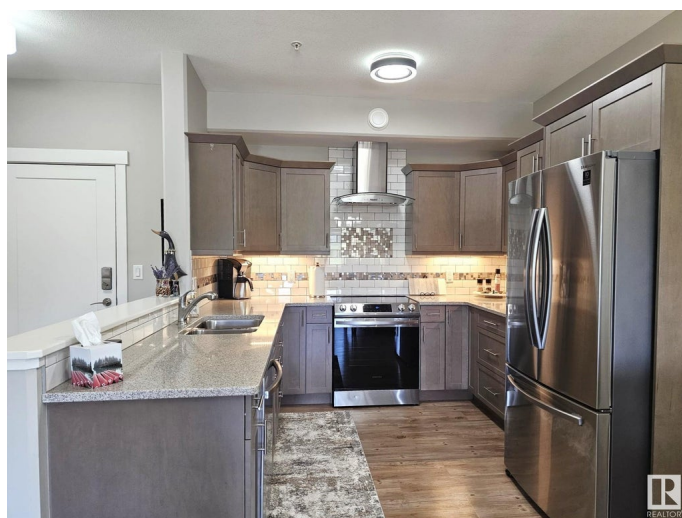
Essential Information

MLS® # E4440670

Price \$319,900

Bedrooms 2

Bathrooms 2.00



Full Baths	2
Square Footage	1,242
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	204 5201 Brougham Drive
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0C8

Amenities

Amenities	Air Conditioner, Deck, Exercise Room, Gazebo, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Storage-Locker Room, Vinyl Windows
Parking	220 Volt Wiring, Heated, Stall, Underground

Interior

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

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Gated Community, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 5th, 2025
Days on Market 37
Zoning Zone 90
Condo Fee \$521

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