

\$459,900 - 4121 46 Avenue, Drayton Valley

MLS® #E4442436

\$459,900

5 Bedroom, 3.50 Bathroom, 2,214 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Fabulous 5 bdrm home, ideally situated in one of Aspenview's most sought-after locations—nestled in a quiet cul-de-sac, & backing onto open fields & no rear neighbours! This spacious & well-appointed home offers 5 bdrms + a den, making it perfect for any family. Step inside to a grand front entrance that opens into a bright & open main floor layout. The rear-facing kitchen features newly refurbished cabinets, a large island, newer SS appliances, & a walk-in pantry. The living room, complete w/ a gas fireplace, overlooks the private, fenced backyard—perfect for any family gatherings. At the front of the home, a spacious sitting room w/ bay window flows seamlessly into the formal dining area, creating an ideal space for entertaining guests. Main floor laundry, a 2-pce bath complete this level. Upstairs, you'll find 3 spacious bdrms incl an oversized primary suite w/ his&hers closets & a 5-pce ensuite. The finished basement adds 2 more bdrms, 3 pce bath, & a large family room! HWT 2022, shingles approx 6 yrs

Built in 1994

Essential Information

MLS® # E4442436

Price \$459,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,214
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4121 46 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1E8

Amenities

Amenities	Deck, Exterior Walls- 2"x6", Patio, Vinyl Windows, See Remarks
Parking	Double Garage Attached, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Partial, Finished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 13th, 2025
Days on Market	2
Zoning	Zone 90

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Listing information last updated on June 15th, 2025 at 7:47pm MDT