

## \$349,999 - 4320 54 Street, Drayton Valley

MLS® #E4444950

**\$349,999**

3 Bedroom, 2.50 Bathroom, 1,073 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Nestled on a quiet street near the sports complex, this charming bungalow features 3 bedrooms plus a versatile bonus room downstairsâ€”perfect for a home office, guest space, or your growing collection of exercise equipment. The bright living room is bathed in morning light from a large east-facing bay window, ;while the fully updated kitchenâ€”gutted to the studs and rebuilt in 2020â€”shines with modern appeal. The main level includes three bedrooms, including a generously sized primary with a private 2-piece ensuite. Downstairs, the freshly renovated basement expands your living space with a spacious family room warmed by a cozy gas stove, a 4-piece bathroom, a utility/laundry area, and three big storage closetsâ€”because you can never have too many hiding spots for holiday decorations. Outside, enjoy front-drive access to a massive 24x32 double detached garage, a cement patio, a brand-new storage shed, and a dedicated garden space. The appliances & hot water tank are all under seven yrs and the shingles '24.

Built in 1980

### Essential Information

MLS® # E4444950

Price \$349,999



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,073
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4320 54 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1K5

### Amenities

Amenities	No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 28th, 2025
Days on Market	13
Zoning	Zone 90



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