

## \$499,999 - 4042 47 Avenue, Drayton Valley

MLS® #E4445013

**\$499,999**

4 Bedroom, 3.50 Bathroom, 1,982 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

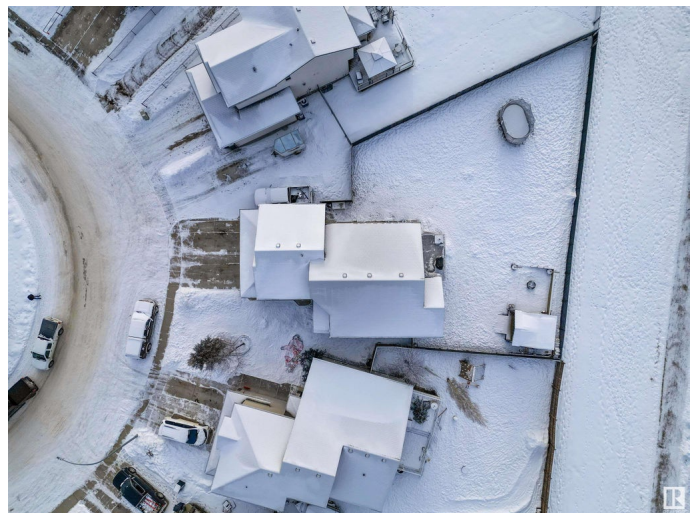
Designed for both comfort and function, this beautifully finished home offers generous space inside and out. The main level welcomes you with a bright, open living room featuring vaulted ceilings, large west-facing windows, and a gas fireplace that adds warmth and charm. The kitchen includes a spacious island, quartz countertops, walk-in pantry, maple cabinetry, and a full tile backsplash—ideal for everyday living and entertaining. A convenient main floor laundry and powder room add to the practicality of the layout. From the dining area, step out to a no-maintenance deck and a fully fenced backyard with space to gather around the firepit. Upstairs, the primary suite features a 5-piece ensuite with jetted tub, accompanied by two additional bedrooms and a dedicated office. The finished basement provides a fourth bedroom, full bath, and a spacious family room. Extras include RV parking, in-floor heating, hot water on demand, central A/C, and a heated garage. This home checks all the boxes!

Built in 2008

### Essential Information

MLS® # E4445013

Price \$499,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,982                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4042 47 Avenue |
| Area        | Drayton Valley |
| Subdivision | Drayton Valley |
| City        | Drayton Valley |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 0A2        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck                      |
| Parking   | Double Garage Attached, Heated, RV Parking |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert, Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Fenced, Landscaped, Schools |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Stone, Vinyl          |
| Foundation        | Concrete Perimeter          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 90         |

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Listing information last updated on July 12th, 2025 at 3:02pm MDT