

\$264,900 - #2 4904 44 Street, Drayton Valley

MLS® #E4447620

\$264,900

2 Bedroom, 2.50 Bathroom, 1,180 sqft

Condo / Townhouse on 0.00 Acres

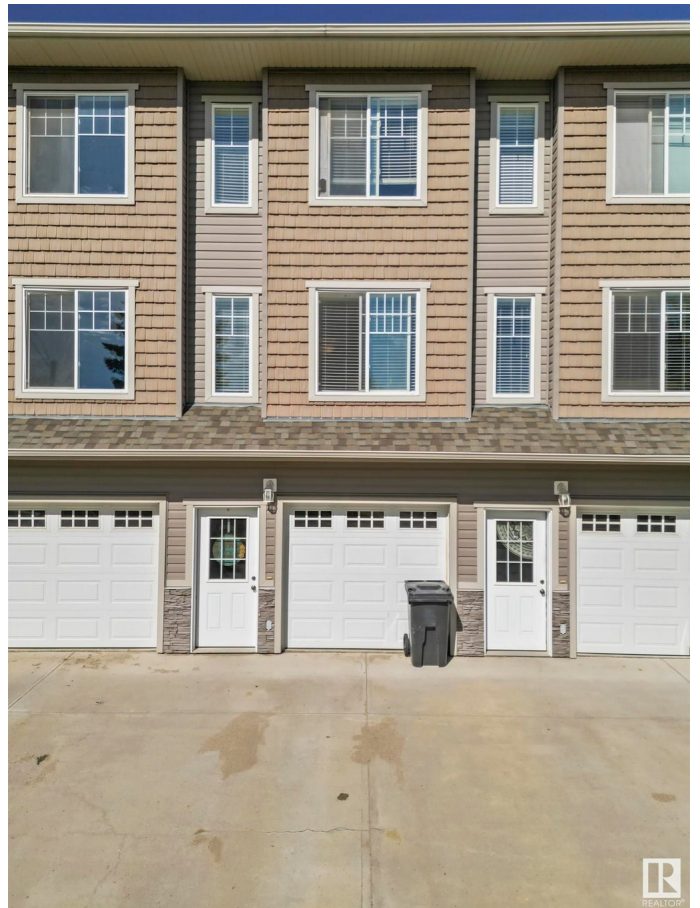
Drayton Valley, Drayton Valley, AB

Pristine, bright, stylish, and move in ready! This well kept 2014 townhouse offers the perfect blend of comfort, function, and location! Ideally situated near schools, shopping, everyday amenities, a park and close to walking paths! You™ll love the open layout, vaulted ceilings, modern paint tones, and great natural light throughout! The main floor features a spacious kitchen with stainless steel appliances, a beautiful dining area, and direct access to the patio that is equipped with gas hookup for your BBQ! A convenient half bath separates the kitchen and living space. Upstairs, two generously sized bedrooms each have their own full 4 pce ensuite, and the laundry is thoughtfully located on the same level as the bedrooms. The oversized single attached garage offers room to park 3 or 4 vehicles, depending on the size PLUS extra space for storage or gear. Whether you are or looking for a new living space for yourself or an addition to your rental portfolio, this home checks all the boxes!

Built in 2014

Essential Information

MLS® #	E4447620
Price	\$264,900
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,180
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	#2 4904 44 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1B2

Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 13th, 2025
Days on Market 21
Zoning Zone 90
Condo Fee \$130



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on August 2nd, 2025 at 10:17pm MDT