

\$479,900 - 4460 36 Street, Drayton Valley

MLS® #E4422725

\$479,900

4 Bedroom, 3.50 Bathroom, 1,502 sqft
Single Family on 0.00 Acres

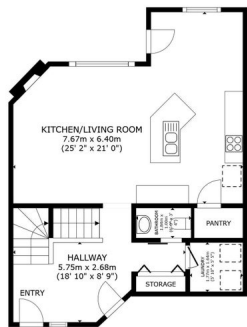
Drayton Valley, Drayton Valley, AB

This beautiful 2-storey home shows a "10". Built in 2006 this home offers the perfect blend of comfort and style with 4 spacious bedrooms and 3.5 bathrooms. The home features a welcoming gas fireplace for cozy evenings, as well as the comfort of central air. The heart of the home is its new kitchen, complete with all newer appliances and there is new paint on the main floor, newer carpet upstairs and an open floor plan allowing in lots of natural light. Upstairs the primary bedroom has a 3 pce ensuite and large walk-in closet. Two good size bedrooms and a 4 pce bath round out the upstairs. The basement consists of a rec room, 4th bedroom, full bath and in-floor heat. This double garage features in-floor heat, built in cabinets and storage space. Step outside to enjoy a beautiful backyard that backs onto a greenspace. There is also space for your RV to park right on the property. Plus the home is situated in a peaceful cul-de-sac, ensuring minimal traffic and a safer environment for your family.

Built in 2006

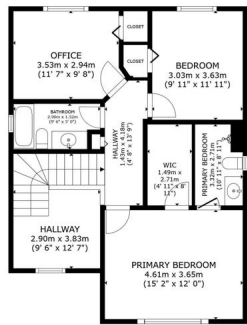
Essential Information

| | |
|----------|-----------|
| MLS® # | E4422725 |
| Price | \$479,900 |
| Bedrooms | 4 |



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 862.2 m² (948 sq.ft.) FLOOR 2 65.8 m² (708 sq.ft.) FLOOR 3 73.7 m² (794 sq.ft.)
TOTAL: 1599.7 m² (1,730 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 862.2 m² (948 sq.ft.) FLOOR 2 65.8 m² (708 sq.ft.) FLOOR 3 73.7 m² (794 sq.ft.)
TOTAL: 1599.7 m² (1,730 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,502 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4460 36 Street |
| Area | Drayton Valley |
| Subdivision | Drayton Valley |
| City | Drayton Valley |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7A 0A1 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Curtains and Blinds, Garage Heater |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 24th, 2025 |
| Days on Market | 71 |
| Zoning | Zone 90 |

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Listing information last updated on May 6th, 2025 at 8:32pm MDT