

## \$293,900 - 4824 55 Ave, Drayton Valley

MLS® #E4438619

**\$293,900**

4 Bedroom, 2.00 Bathroom, 1,074 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Wonderful bi-level on a large corner lot! This 4 bedroom 2 bathroom home has been well taken care and has had lots of upgrades over the years! Starting on the main level is a spacious living room with a large south facing window giving lots of natural light. The kitchen is right beside with lots of cabinet/counter space, most of the appliances have been updated like the fridge, stove, and dishwasher. Off the kitchen is the dining area and patio doors leading to the deck and backyard. Completing the main level is 2 more bedrooms and a 4 piece bathroom. Downstairs there are 2 more bedrooms, a 3 piece bathroom, laundry room with washer/dryer replaced in 2024, and another large family room with gas fireplace and a walkout entrance to the backyard! Outside you'll find a fully fenced backyard, a 29'x23' garage, and huge paved driveway that would allow RV parking. This home is in a great location within walking distance to Mackenzie park, Northview pond, and lots of shopping!

Built in 1971

### Essential Information

MLS® # E4438619

Price \$293,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,074
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4824 55 Ave
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1A5

### Amenities

Amenities	Off Street Parking, Deck, Walkout Basement
Parking	Double Garage Detached, Front Drive Access, RV Parking

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Aurora Elementary
Middle	H.W. Pickup
High	Frank Maddock

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	22
Zoning	Zone 90

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