

## **\$309,900 - 5616 45 Ave, Drayton Valley**

MLS® #E4457553

**\$309,900**

5 Bedroom, 2.00 Bathroom, 1,079 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Charming 4-Bedroom Bungalow in Prime Location! Welcome to this beautifully maintained home, ideally situated near the Omniplex, brand new pool complex, & Holy Trinity Academy! With numerous upgrades & a layout designed for comfort, this home is both functional & inviting! The main level features a bright living room w/large south-facing window allowing abundant natural lighting, & the blues of the kitchen contrast beautifully with the wood-top island, creating a striking chef's space. 3 spacious bedrooms, including a colour-rich primary bedroom w/newer vinyl flooring. Most Vinyl windows & furnace have been updated for improved efficiency as well. Downstairs you find 2 more large bdrms, a 3 pce bath, lots of storage, & a very spacious open layout w/cozy sitting area & wood stove, perfect for chilly Alberta nights. Outside the well-kept backyard offers a cement pad for RV parking & a 22x24 det. garage with back alley access. Enjoy walking trails, parks, & the nearby disc golf course at Ivan To Park!

Built in 1978

### **Essential Information**

MLS® # E4457553

Price \$309,900

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5616 45 Ave
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1K3

### Amenities

Amenities	Vinyl Windows
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Wood Stove, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition
Exterior Features	Back Lane, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 11th, 2025

Days on Market                2

Zoning                            Zone 90

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