

Courtesy Of Steven Krick Of RE/MAX Vision Realty

## \$447,900 - 4100 41a Avenue, Drayton Valley

MLS® #E4460144

**\$447,900**

4 Bedroom, 3.50 Bathroom, 1,462 sqft

Single Family on 0.00 Acres

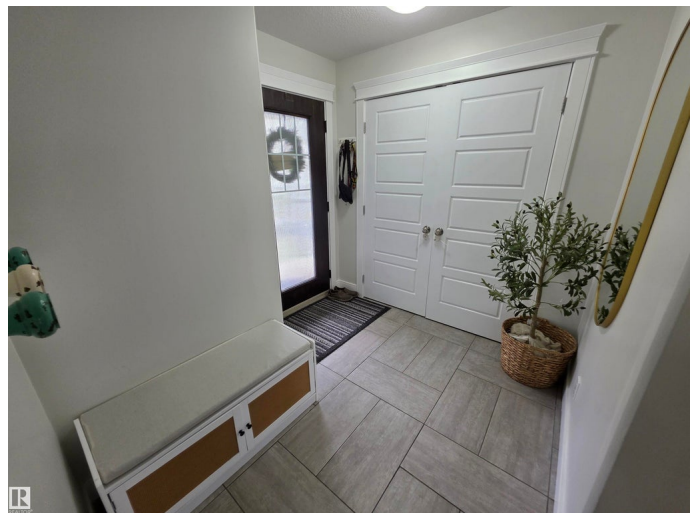
Drayton Valley, Drayton Valley, AB

Welcome to this stunning 4-bedroom, 4-bath home in the sought-after community of Meraw Estates. The open-concept main floor features a modern kitchen with stainless steel appliances, a convenient walk-through pantry, and a bright dining area that opens onto a massive deck complete with a natural gas BBQ hookup. Upstairs offers three large sized bedrooms, including a spacious primary suite, plus the convenience of upstairs laundry and a versatile flex room that would be perfect as an office. The fully finished walkout basement, warmed with in-floor heating, also includes a comfortable fourth bedroom, a full bath, and plenty of space to entertain family or guests. Added touches such as built-in ceiling storage in the double attached garage, a high-efficiency furnace, hot water tank, and whole-home A/C ensure comfort and practicality at every turn. With its premium features, functional layout, and exceptional location, this home is ready to impress.

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460144  |
| Price     | \$447,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,462                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4100 41a Avenue |
| Area        | Drayton Valley  |
| Subdivision | Drayton Valley  |
| City        | Drayton Valley  |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7A 0B4         |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Water Natural Gas, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                            |
| Fireplace         | Yes                                                                                                        |
| Fireplaces        | Direct Vent                                                                                                |
| Stories           | 3                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Finished                                                                                             |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                             |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 31                   |
| Zoning         | Zone 90              |

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Listing information last updated on October 31st, 2025 at 12:32pm MDT