

## \$554,900 - 4220 41b Avenue, Drayton Valley

MLS® #E4416269

**\$554,900**

3 Bedroom, 3.00 Bathroom, 2,297 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Beautifully newly built modern 2300 sq ft two storey home located in Meraw Estates. This home features a triple car garage, main floor hardwood flooring, neutral white paint throughout, large walk through pantry, high end appliances including a wine fridge and a gas stove, 9' ceilings, tons of natural light, high efficiency furnace & hot water tank and much more! Upon entering the home you will notice a den/office, 3 pc bath and a large mudroom area that also leads to the walk through pantry. The open concept living area consists of a large bright kitchen w/island, dining room and living room with an electric fireplace. Upstairs there is a large primary bedroom with 2 closets and a 5 piece bath, two more large bedrooms, laundry room, 4 pce bath and large bonus room area. The basement is unfinished and awaits your personal touches if you wanted to expand your living area. Outside there are two decks, a side door entrance and a landscaped front yard. Seller is offering a \$5,000.00 landscaping allowance!!!

Built in 2024

### Essential Information

MLS® # E4416269

Price \$554,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,297                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4220 41b Avenue |
| Area        | Drayton Valley  |
| Subdivision | Drayton Valley  |
| City        | Drayton Valley  |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7A 1G3         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Triple Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert, Remote Control   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Golf Nearby, No Back Lane, Partially Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 17th, 2024 |
| Days on Market | 252                 |
| Zoning         | Zone 90             |

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Listing information last updated on August 26th, 2025 at 5:47pm MDT