

## **\$329,900 - 205 5201 Brougham Drive, Drayton Valley**

MLS® #E4423435

**\$329,900**

2 Bedroom, 2.00 Bathroom, 1,339 sqft

Condo / Townhouse on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Ironwood Gates, an adult living condo established in 2016 in Drayton Valley, was meticulously crafted with a singular focus - high-end. Upon arrival, a controlled gate enhances security, providing residents with peace of mind. Amenities include underground heated parking, secure door entry, gazebo and a main floor communal space, designed for use by building occupants with a lounge, dining area, kitchen, and patio. Unit 205 stands out as a captivating residence, capturing scenic views from its patio and an open-concept design seamlessly intertwining the kitchen, living, and dining areas with 9' ceilings that add to the overall openness and spacious ambiance. The kitchen is equipped with bar seating, granite countertops, exquisite cabinetry, and stainless appliances. There is also a natural gas hookup, offering the option to switch to a gas stove. Both bedrooms are generously sized, featuring walk-through closets and spacious bathrooms. The primary ensuite is adorned his-and-hers sinks & dual shower. A/C!

Built in 2016

### **Essential Information**

MLS® # E4423435

Price \$329,900



|                |                       |
|----------------|-----------------------|
| Bedrooms       | 2                     |
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 1,339                 |
| Acres          | 0.00                  |
| Year Built     | 2016                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 205 5201 Brougham Drive |
| Area        | Drayton Valley          |
| Subdivision | Drayton Valley          |
| City        | Drayton Valley          |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7A 0C8                 |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Exercise Room, Parking-Plug-Ins, Recreation Room/Centre, Storage-Locker Room, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking   | Underground, See Remarks  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Backs Onto Park/Trees, No Through Road, Shopping Nearby, View City |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2025 |
| Days on Market | 151                 |
| Zoning         | Zone 90             |
| Condo Fee      | \$625               |

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Listing information last updated on July 27th, 2025 at 4:17am MDT