

## \$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	232
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 6th, 2025 at 4:47pm MDT