\$479,900 - 4460 36 Street, Drayton Valley

MLS® #E4422725

\$479,900

4 Bedroom, 3.50 Bathroom, 1,502 sqft Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This beautiful 2-storey home shows a "10". Built in 2006 this home offers the perfect blend of comfort and style with 4 spacious bedrooms and 3.5 bathrooms. The home features a welcoming gas fireplace for cozy evenings, as well as the comfort of central air. The heart of the home is its new kitchen, complete with all newer appliances and there is new paint on the main floor, newer carpet upstairs and an open floor plan allowing in lots of natural light. Upstairs the primary bedroom has a 3 pce ensuite and large walk-in closet. Two good size bedrooms and a 4 pce bath round out the upstairs. The basement consists of a rec room, 4th bedroom, full bath and in-floor heat. This double garage features in-floor heat, built in cabinets and storage space. Step outside to enjoy a beautiful backyard that backs onto a greenspace. There is also space for your RV to park right on the property. Plus the home is situated in a peaceful cul-de-sac, ensuring minimal traffic and a safer environment for your family.

Built in 2006

Essential Information

MLS® # E4422725 Price \$479,900

Bedrooms 4





GROSS INTERNAL AREA FLOOR 1 40.2 m² (648 sq.ft.) FLOOR 2 95.8 m² (709 sq.ft.) FLOOR 3 73.7 m² (794 sq.ft.) TOTAL : 199.7 m² (2.159 sq.ft.)



GROSS INTERNAL AREA FLOOR 1 60.2 m² (648 sq.ft.) FLOOR 2 65.8 m² (709 sq.ft.) FLOOR 3 73.7 m² (794 sq.ft.) Bathrooms 3.50
Full Baths 3
Half Baths 1

Square Footage 1,502 Acres 0.00 Year Built 2006

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 4460 36 Street
Area Drayton Valley
Subdivision Drayton Valley
City Drayton Valley

County ALBERTA

Province AB

Postal Code T7A 0A1

Amenities

Amenities Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke,

Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Vinyl Windows,

Natural Gas BBQ Hookup

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Curtains and Blinds, Garage

Heater

Heating Forced Air-1, In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Corner

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back

Lane, No Through Road, Playground Nearby, Public Swimming Pool,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed February 24th, 2025

Days on Market 71

Zoning Zone 90

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