

## \$319,900 - 204 5201 Brougham Drive, Drayton Valley

MLS® #E4440670

**\$319,900**

2 Bedroom, 2.00 Bathroom, 1,242 sqft

Condo / Townhouse on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Ironwood Gates brings unmatched luxury, style, & elegance to condo living in Drayton Valley. This 2 bedroom, 2 bathroom suite offers an open layout design featuring granite, gas fireplace, R30 insulation in the walls, 9 ft ceilings, frameless glass showers w/ dual body massage in the master ensuite, central A/C, 2 parking stalls (1 underground), & storage unit. Convenient built-in vanity in Ensuite. The Large storage room with built-in shelving off the kitchen leads to a cozy bonus room that could be used as an office. Beyond foyer is the exercise room, meeting/party room w/ fireplace & kitchen, & outside terrace. Engineering attention to detail exemplified by hydraulic elevator w/ latest in noise reduction & seamless performance, triple glazed windows & sound attenuation systems. Electronic security gates at entrances with property & perimeter fencing. Condo Fee is \$520.83 and includes heat, water/sewer, reserve fund, ext. maintenance & janitorial.

Built in 2016

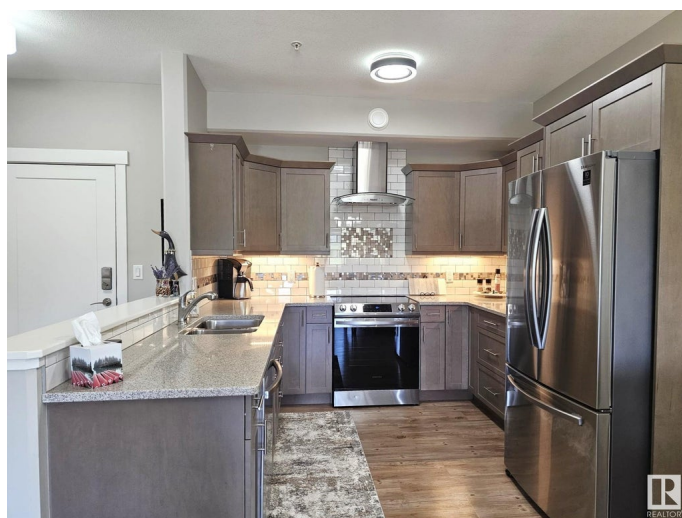
### Essential Information

MLS® # E4440670

Price \$319,900

Bedrooms 2

Bathrooms 2.00



Full Baths	2
Square Footage	1,242
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	204 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, Gazebo, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Social Rooms, Storage-Locker Room, Vinyl Windows
Parking	220 Volt Wiring, Heated, Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Gated Community, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 5th, 2025  
Days on Market                12  
Zoning                              Zone 90  
Condo Fee                        \$521

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