

\$135,000 - 304 4104 50 Avenue, Drayton Valley

MLS® #E4457296

\$135,000

2 Bedroom, 1.00 Bathroom, 885 sqft
Condo / Townhouse on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Top Floor Condo in The Rivers Complex!
Discover this beautiful 2 bed, 1 bath top floor unit featuring the most desirable floorplan in the building. Enjoy a spacious living area with a cozy gas fireplace, an open kitchen with peninsula island, and 6 appliances included. Natural light fills the space, and the large balcony offers stunning views over Drayton Valley with southern exposure. Central A/C, and one of the few units with 2 energized parking stalls as well! Condo fees cover heat, water, sewer, reserve fund, common area maintenance & more. Donâ€™t miss this rare top floor gem! The Rivers Complex, Comfort, Convenience, Community Perfect for first-time buyers, investors, or those looking to downsize in style!

Built in 2006

Essential Information

MLS® #	E4457296
Price	\$135,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	885
Acres	0.00
Year Built	2006



Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	Single Level Apartment
Status	Active

Community Information

Address	304 4104 50 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0A3

Amenities

Amenities	Air Conditioner, Deck, Security Door, Vinyl Windows, See Remarks
Parking	2 Outdoor Stalls

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings
Heating	See Remarks
Fireplace	Yes
Fireplaces	Mantel
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, View City, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

Additional Information

Date Listed	September 11th, 2025
-------------	----------------------

Days on Market	33
Zoning	Zone 90
Condo Fee	\$590

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 October 14th, 2025 at 10:32am MDT