

## \$459,900 - 3920 44 Avenue, Drayton Valley

MLS® #E4457915

**\$459,900**

5 Bedroom, 3.00 Bathroom, 1,403 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This beautiful raised bungalow is located in the highly desired community of Aspenview. This property offers over 2700 sq ft of living space and consists of 5 bedrooms and 3 baths! The living area feels open and there is no lack of natural light coming in from all the windows. The kitchen is spacious, has loads of cabinetry including an island, SS appliances and a corner pantry. The dining area can accommodate large family dinners and the rounded archways are a nice feature that lead into the living room. The primary bedroom is large and has a 3 pce ensuite and walk in closet and the two other bedrooms are a nice size. A 4 piece guest bath and laundry area round out the main floor. The oversized garage has in-floor heat and a mezzanine for tons of storage space! Heading downstairs you will notice the massive family room, the large 4th and 5th bedrooms and another 3 pce path and you won't mind the in-floor heat! Outside includes a large yard, covered deck w/gas hookup & RV parking!!!

Built in 2006

### Essential Information

MLS® # E4457915

Price \$459,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,403                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3920 44 Avenue |
| 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, R.V. Storage, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Front Drive Access, Over Sized                                                                                                                                          |

### 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, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                             |
| Stories           | 2                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                                                              |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 90              |

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Listing information last updated on September 17th, 2025 at 5:47pm MDT