

# \$498,900 - 3809 44a Avenue, Drayton Valley

MLS® #A2195078

**\$498,900**

5 Bedroom, 3.00 Bathroom, 1,396 sqft  
Residential on 0.19 Acres

Drayton Valley, Drayton Valley, Alberta

Welcome to this stunning 5-bedroom, 3-bathroom bungalow located in the highly sought-after Aspensview community in Drayton Valley. Nestled in a quiet, family-friendly cul-de-sac with no neighbors behind, this home offers the perfect combination of privacy and convenience.

Inside, you'll find a spacious, open-concept layout with an eat-in breakfast nook, stainless steel appliances, and a walk-in pantry for all your culinary needs! Down the stairs you are greeted with a generous recreation room and 2 more bedrooms. The lower level features a versatile bedroom that can easily be converted into a movie theatre room, complete with built-in tiered flooring for the ultimate cinematic experience.

The oversized garage provides ample space for vehicles, storage, or workshop activities. Enjoy outdoor living with easy access to nearby walking and biking trails, as well as being just minutes away from shopping, schools, and all the amenities you need.

This home offers everything your family needs—comfort, space, and location. Don't miss the opportunity to make it yours!

Built in 2011

## Essential Information



MLS® #	A2195078
Price	\$498,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,396
Acres	0.19
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3809 44a Avenue
Subdivision	Drayton Valley
City	Drayton Valley
County	Brazeau County
Province	Alberta
Postal Code	T7A 1V9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Concrete Driveway, Oversized
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Breakfast Bar, Laminate Counters, Sump Pump(s), Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Private Yard, Balcony, Garden, Private Entrance
Lot Description	Back Yard, Front Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 17th, 2025
Days on Market	62
Zoning	R-Gen

### **Listing Details**

Listing Office	CIR Realty
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