

\$334,900 - 4019 41b Avenue, Drayton Valley

MLS® #E4433779

\$334,900

3 Bedroom, 2.50 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This beautifully maintained duplex in Meraw Estates offers 3 bedrooms, 3 bathrooms, and a finished basementâ€”perfect for comfortable family living. The bright, open-concept main floor features modern finishes and a welcoming layout. Upstairs, youâ€™™ll find all three bedrooms and a spacious bonus room, perfect for a home office.. The large primary bedroom includes a walk-in closet and a private ensuite, offering a peaceful retreat. Step outside to a beautifully landscaped backyard with a large deck with no neighbours behind, providing privacy and space to unwind. With an attached single garage and a great location near schools, playgrounds, and walking paths, this home truly shows pride of ownership.

Built in 2014

Essential Information

MLS® #	E4433779
Price	\$334,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,458
Acres	0.00



Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	4019 41b Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0B5

Amenities

Amenities	Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, See Remarks

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Level Land, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 30th, 2025
Days on Market	112
Zoning	Zone 90

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