

\$180,000 - 4725 44 Street, Drayton Valley

MLS® #E4436154

\$180,000

2 Bedroom, 1.00 Bathroom, 966 sqft

Single Family on 0.00 Acres

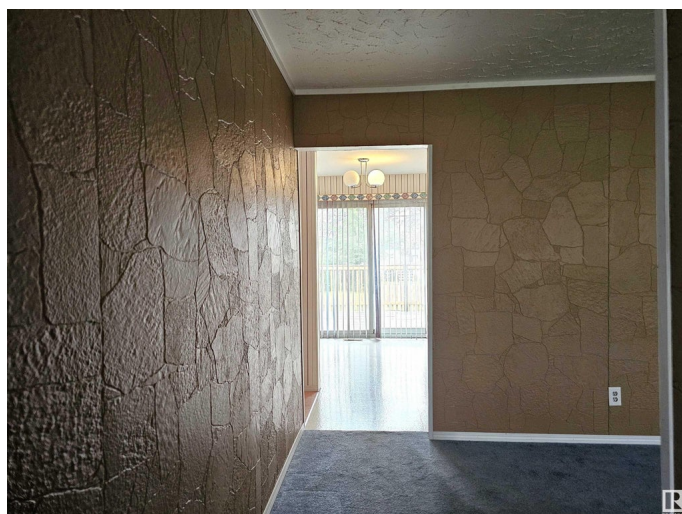
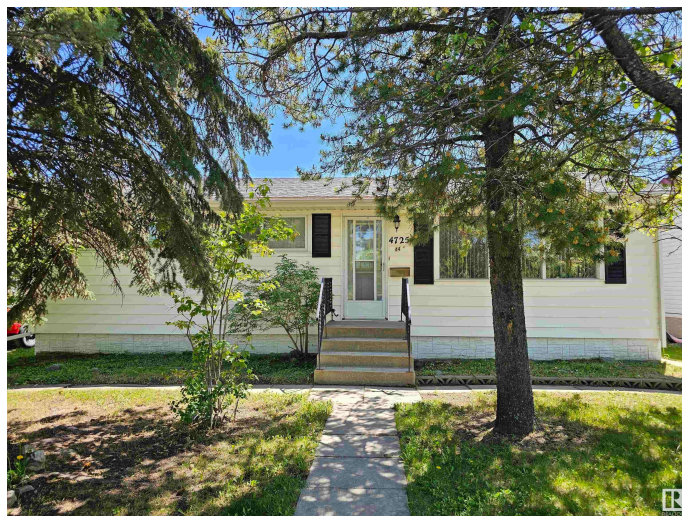
Drayton Valley, Drayton Valley, AB

2-Bedroom Home with Great Potential in a Central Location. This 2-bedroom, 1-bathroom home is an excellent opportunity for first-time buyers or investors. Ideally located across from Discovery Park and close to schools and shopping, it offers convenience and strong potential for added value. The layout includes a spacious living room, dining area, and a bright kitchen with patio doors leading to a large 20' x 12' deck—perfect for enjoying outdoor space. The generous laundry room could be converted back into a third bedroom, and the crawlspace provides additional storage. Some improvements have already been made, including a hot water tank (2019), roof shingles (2017), and a recently serviced furnace. Mature trees in the front yard offer privacy, and the backyard has plenty of space to build a garage.

Built in 1956

Essential Information

MLS® #	E4436154
Price	\$180,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	966
Acres	0.00



Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4725 44 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1H1

Amenities

Amenities	On Street Parking, Crawl Space, Deck, Hot Water Natural Gas, See Remarks
Parking	No Garage, Rear Drive Access

Interior

Appliances	Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Level Land, Playground Nearby, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Fiberglass
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Evergreen
Middle	Power house campus
High	Frank Maddock High School

Additional Information

Date Listed May 12th, 2025
Days on Market 57
Zoning Zone 90

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