

## \$199,000 - 5096 45 Street, Drayton Valley

MLS® #E4436646

**\$199,000**

2 Bedroom, 1.00 Bathroom, 828 sqft

Single Family on 0.00 Acres

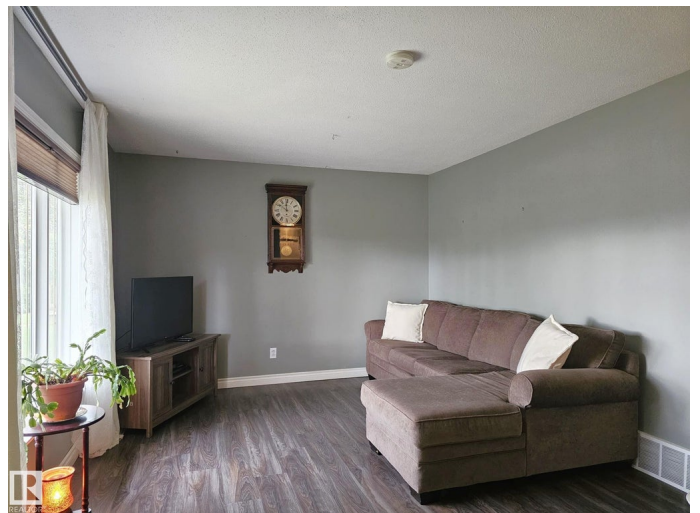
Drayton Valley, Drayton Valley, AB

Charming and well-maintained 2-bedroom bungalow in one of Drayton Valley's mature neighborhoods! This 827 sq ft home is perfect for downsizers, first-time buyers, or investors. Featuring a spacious 4-piece bath, newer vinyl windows, shingles (Two years), screen doors, fridge, and stove—this home shows pride of ownership. The fully fenced, private backyard offers towering mature trees that have been regularly trimmed and maintained, a 14x22 detached garage, a powered 12x16 shed, and a 12x16 back deck—ideal for relaxing or entertaining. Close to schools, parks, and shopping. No basement means easy accessibility and low maintenance. A true gem, lovingly cared for by its previous owner!

Built in 1960

### Essential Information

MLS® #	E4436646
Price	\$199,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	828
Acres	0.00
Year Built	1960
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5096 45 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1C2

### Amenities

Amenities	Crawl Space, Deck, Fire Pit, Vinyl Windows, See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
Days on Market	102
Zoning	Zone 90

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 August 24th, 2025 at 11:17pm MDT