

\$270,000 - 4406 41a Avenue, Drayton Valley

MLS® #E4437402

\$270,000

4 Bedroom, 1.50 Bathroom, 1,240 sqft
Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Bi-level on a large pie lot! This home is in a great location, set back in a cul-de-sac creating privacy and just steps away from the hospital and a playground! The house is just under 1250sqft with 4 bedrooms and 1.5 bathrooms. There is an attached double garage and a long driveway giving lots of space for parking. The yard is filled with mature trees and partially fenced. This home is full of potential and would make a great first home or revenue property!



Built in 1981

Essential Information

MLS® #	E4437402
Price	\$270,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,240
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4406 41a Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1G5

Amenities

Amenities	Off Street Parking, Deck
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Composition, Stucco
Exterior Features	Cul-De-Sac, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Evergreen
Middle	H.W. Pickup
High	Frank Maddock High

Additional Information

Date Listed	May 20th, 2025
Days on Market	49
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 July 8th, 2025 at 8:47am MDT