

\$459,900 - 4121 46 Avenue, Drayton Valley

MLS® #E4442436

\$459,900

5 Bedroom, 3.50 Bathroom, 2,093 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Fabulous 5 bdrm home, ideally situated in one of Aspenview's most sought-after locations—nestled in a quiet cul-de-sac, & backing onto open fields & no rear neighbours! This spacious & well-appointed home offers 5 bdrms + a den, making it perfect for any family. Step inside to a grand front entrance that opens into a bright & open main floor layout. The rear-facing kitchen features newly refurbished cabinets, a large island, newer SS appliances, & a walk-in pantry. The living room, complete w/ a gas fireplace, overlooks the private, fenced backyard—perfect for any family gatherings. At the front of the home, a spacious sitting room w/ bay window flows seamlessly into the formal dining area, creating an ideal space for entertaining guests. Main floor laundry, a 2-pce bath complete this level. Upstairs, you'll find 3 spacious bdrms incl an oversized primary suite w/ his&hers closets & a 5-pce ensuite. The finished basement adds 2 more bdrms, 3 pce bath, & a large family room! HWT 2022, shingles approx 6 yrs

Built in 1994

Essential Information

MLS® # E4442436

Price \$459,900



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,093 |
| Acres | 0.00 |
| Year Built | 1994 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4121 46 Avenue |
| Area | Drayton Valley |
| Subdivision | Drayton Valley |
| City | Drayton Valley |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7A 1E8 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Exterior Walls- 2"x6", Patio, Vinyl Windows, See Remarks |
| Parking | Double Garage Attached, RV Parking |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Partial, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 25 |
| 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 3:32pm MDT