

## \$125,000 - 103 4104 50 Avenue, Drayton Valley

MLS® #E4444001

**\$125,000**

2 Bedroom, 1.00 Bathroom, 852 sqft

Condo / Townhouse on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Welcome to this bright and inviting ground level corner unit condo featuring 2 spacious bedrooms and 1 bathroom. Enjoy having a fireplace to cozy up to in the winter. Across the road is an elementary school and playground. Nestled at the back of the building, this unit offers exceptional privacy and serenity, backing directly onto a beautiful, treed area. Step out onto your private deck and take in the peaceful landscape, perfect for morning coffee or evening relaxation. With large windows that fill the space with natural light and a functional layout, this condo blends comfort and nature seamlessly. Heat, water, sewer & garbage pickup, janitorial common area & exterior maintenance is included in condo fees.

Built in 2006

### Essential Information

MLS® #	E4444001
Price	\$125,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	852
Acres	0.00
Year Built	2006
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	103 4104 50 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0A3

### Amenities

Amenities	Deck
Parking Spaces	1
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	across road
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**Additional Information**

Date Listed	June 21st, 2025
Days on Market	14
Zoning	Zone 90
Condo Fee	\$535

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