

## \$309,900 - 5240 45 Avenue, Drayton Valley

MLS® #E4444079

**\$309,900**

5 Bedroom, 1.50 Bathroom, 1,707 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

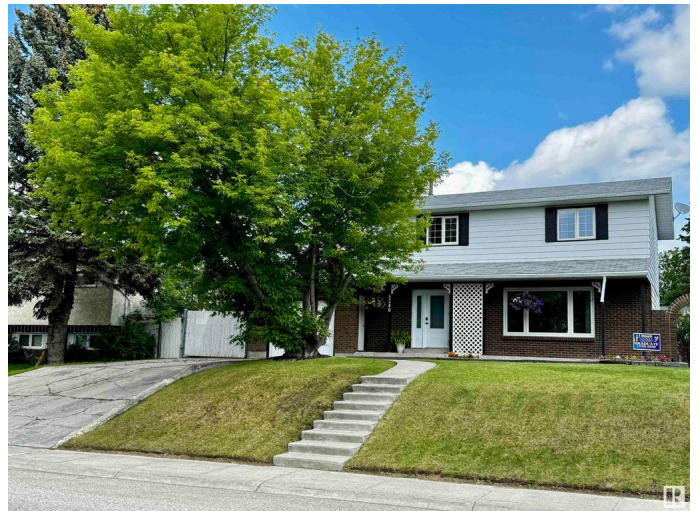
Updated 2 Story Home with Room to grow! This well cared for home with numerous updates over the years has great curb appeal & is move in ready! Discover comfort, space, & value in this well-maintained 2-story home, thoughtfully updated over the years & perfect for families or buyers seeking a turn-key home. With 5 bdrms & a great floor plan, this home combines classic charm with modern conveniences in a welcoming neighbourhood setting. Key Features & Updates: With 5 bdrms—4 up & 1 down—there's space for everyone, whether you need extra room for family, a home office, or space for guests! Majority of Windows are vinyl for energy efficiency & great curb appeal. Updated Flooring throughout main & upper levels (6 years ago) for a fresh, modern look! Kitchen Counters Replaced approx. 10 yrs ago. High-Efficiency Furnace & 2019 Hot Water Tank for peace of mind. Garage Door (2 yrs ago) on the attached garage. Updated Appliances: Washer, dryer, stove, & hood fan. Newer Concrete Front Steps, Shingles Approx 16 Yrs

Built in 1976

### Essential Information

MLS® # E4444079

Price \$309,900



Bedrooms	5
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,707
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5240 45 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1K6

### Amenities

Amenities	Deck, Vinyl Windows, Workshop
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 22nd, 2025
Days on Market	14
Zoning	Zone 90

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Listing information last updated on July 6th, 2025 at 6:17am MDT