

## \$349,900 - 5516 42 Street, Drayton Valley

MLS® #E4452750

**\$349,900**

4 Bedroom, 2.50 Bathroom, 1,161 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Welcome to Your Next Chapter – Right by Northview Park! Tucked just steps from the scenic trails of Northview Park, this beautifully updated 4-bedroom, 2.5-bath home is where comfort meets convenience. Set on a spacious, fenced lot offering plenty of privacy (ideal for kids, pets, or your secret tomato garden), this home has seen thoughtful upgrades over the years. Inside, you’ll find gleaming hardwood floors, a modernized kitchen with a handy pantry, stylish updated bathrooms, an inviting eating bar, & more. These are updates you’ll appreciate every day. Enjoy effortless indoor-outdoor living with a bright dining area that opens onto an 18x8 deck, perfect for morning coffees, weekend BBQs, or simply just enjoying the view. Downstairs, the spacious family room includes a pool table (yes, it stays!). This level also provides direct access to the 24x20 heated garage—an added bonus for year-round comfort and utility. Located in a desirable, well-established neighbourhood. (Shingles approx 12 years old)

Built in 1988

### Essential Information

MLS® # E4452750

Price \$349,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,161
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	5516 42 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1A7

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Preserved Wood

**Additional Information**

Date Listed	August 13th, 2025
Days on Market	5
Zoning	Zone 90

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