

## \$180,000 - 4725 44 Street, Drayton Valley

MLS® #E4436154

**\$180,000**

2 Bedroom, 1.00 Bathroom, 966 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

2-Bedroom Home with Great Potential in a Central Location. This 2-bedroom, 1-bathroom home is an excellent opportunity for first-time buyers or investors. Ideally located across from Discovery Park and close to schools and shopping, it offers convenience and strong potential for added value. The layout includes a spacious living room, dining area, and a bright kitchen with patio doors leading to a large 20' x 12' deck—perfect for enjoying outdoor space. The generous laundry room could be converted back into a third bedroom, and the crawlspace provides additional storage. Some improvements have already been made, including a hot water tank (2019), roof shingles (2017), and a recently serviced furnace. Mature trees in the front yard offer privacy, and the backyard has plenty of space to build a garage.

Built in 1956

### Essential Information

MLS® #	E4436154
Price	\$180,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	966
Acres	0.00



Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4725 44 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1H1

### **Amenities**

Amenities	On Street Parking, Crawl Space, Deck, Hot Water Natural Gas, See Remarks
Parking	No Garage, Rear Drive Access

### **Interior**

Appliances	Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Level Land, Playground Nearby, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Fiberglass
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Evergreen
Middle	Power house campus
High	Frank Maddock High School

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	42
Zoning	Zone 90

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