# \$199,000 - 5096 45 Street, Drayton Valley

MLS® #E4436646

#### \$199,000

2 Bedroom, 1.00 Bathroom, 828 sqft Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Charming and well-maintained 2-bedroom bungalow in one of Drayton Valley's mature neighborhoods! This 827 sq ft home is perfect for downsizers, first-time buyers, or investors. Featuring a spacious 4-piece bath, newer vinyl windows, shingles (Two years), screen doors, fridge, and stoveâ€"this home shows pride of ownership. The fully fenced, private backyard offers towering mature trees that have been regularly trimmed and maintained, a 14x22 detached garage, a powered 12x16 shed, and a 12x16 back deckâ€"ideal for relaxing or entertaining. Close to schools, parks, and shopping. No basement means easy accessibility and low maintenance. A true gem, lovingly cared for by its previous owner!



#### **Essential Information**

MLS® # E4436646 Price \$199,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 828

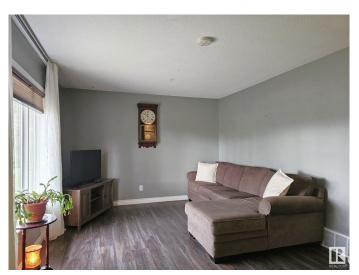
Acres 0.00

Year Built 1960

Type Single Family







Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 5096 45 Street
Area Drayton Valley
Subdivision Drayton Valley
City Drayton Valley

County ALBERTA

Province AB

Postal Code T7A 1C2

#### **Amenities**

Amenities Crawl Space, Deck, Fire Pit, Vinyl Windows, See Remarks

Parking Single Garage Detached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

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, Fenced, Flat Site, Landscaped, Level Land, Low

Maintenance Landscape, Playground Nearby, Schools, Shopping

Nearby, Treed Lot, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 15th, 2025

Days on Market 73

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 27th, 2025 at 10:47am MDT