

# \$160,000 - 5444 48a Avenue, Drayton Valley

MLS® #E4438695

**\$160,000**

4 Bedroom, 1.00 Bathroom, 1,176 sqft  
Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Welcome to this charming and affordable 4-bedroom, 1-bath modular home located in the heart of Drayton Valley! This home has been well cared for and features a bright and sunny living room and kitchen, making it perfect for comfortable family living. Over the years, several updates have been completed including shingles, heat tape, countertops, some flooring, lighting fixtures, paint, and more. It's clean, move-in ready, and offers a great opportunity to add your own personal touch. What truly sets this property apart is the incredible outdoor space. Situated on owned land with no lease or lot fees you'll enjoy a massive, fully fenced yard with mature trees, no rear neighbors, a cozy firepit area, and a large deck that's perfect for summer BBQs or relaxing evenings. There's also a spacious oversized single detached garage and an extra shed for storage. This is the kind of value and lifestyle you've been waiting for welcome home!

Built in 1981

## Essential Information

MLS® #	E4438695
Price	\$160,000
Bedrooms	4
Bathrooms	1.00



Full Baths	1
Square Footage	1,176
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5444 48a Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1J9

### Amenities

Amenities	Deck, Fire Pit
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Modular, Vinyl
Foundation	Piling

### Additional Information

Date Listed	May 26th, 2025
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Days on Market 13

Zoning Zone 90

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Listing information last updated on June 8th, 2025 at 9:02am MDT