# \$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 landâ€"with no lease or lot feesâ€"you'II 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 forâ€"welcome home!

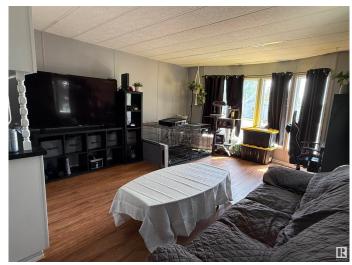
Built in 1981

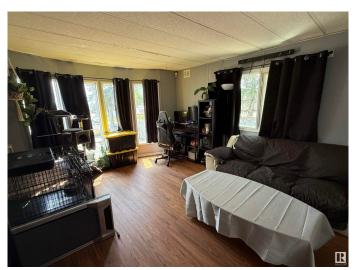
### **Essential Information**

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

Days on Market 13

Zoning Zone 90

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