

\$309,900 - 5240 45 Avenue, Drayton Valley

MLS® #E4444079

\$309,900

5 Bedroom, 1.50 Bathroom, 1,707 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

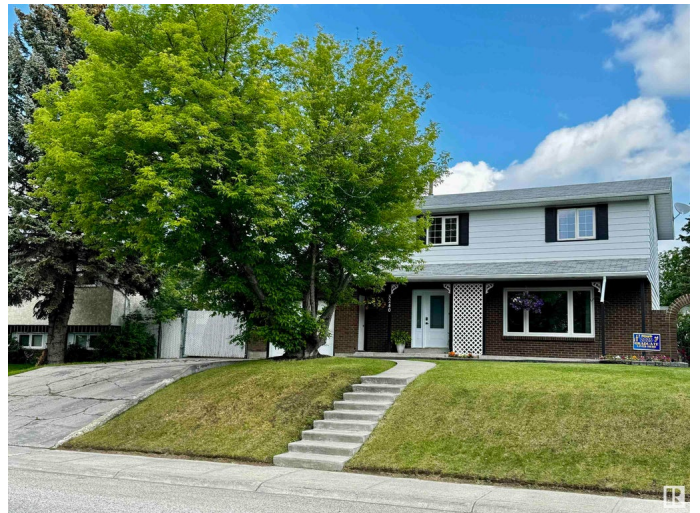
Updated 2 Story Home with Room to grow! This well cared for home with numerous updates over the years has great curb appeal & is move in ready! Discover comfort, space, & value in this well-maintained 2-story home, thoughtfully updated over the years & perfect for families or buyers seeking a turn-key home. With 5 bdrms & a great floor plan, this home combines classic charm with modern conveniences in a welcoming neighbourhood setting. Key Features & Updates: With 5 bdrms—4 up & 1 down—there's space for everyone, whether you need extra room for family, a home office, or space for guests! Majority of Windows are vinyl for energy efficiency & great curb appeal. Updated Flooring throughout main & upper levels (6 years ago) for a fresh, modern look! Kitchen Counters Replaced approx. 10 yrs ago. High-Efficiency Furnace & 2019 Hot Water Tank for peace of mind. Garage Door (2 yrs ago) on the attached garage. Updated Appliances: Washer, dryer, stove, & hood fan. Newer Concrete Front Steps, Shingles Approx 16 Yrs

Built in 1976

Essential Information

MLS® # E4444079

Price \$309,900



Bedrooms	5
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,707
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	5240 45 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1K6

Amenities

Amenities	Deck, Vinyl Windows, Workshop
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 22nd, 2025
Days on Market	14
Zoning	Zone 90

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Listing information last updated on July 6th, 2025 at 5:32pm MDT