

## \$262,900 - 5036 45 Street, Drayton Valley

MLS® #E4445829

**\$262,900**

3 Bedroom, 2.00 Bathroom, 795 sqft

Single Family on 0.00 Acres

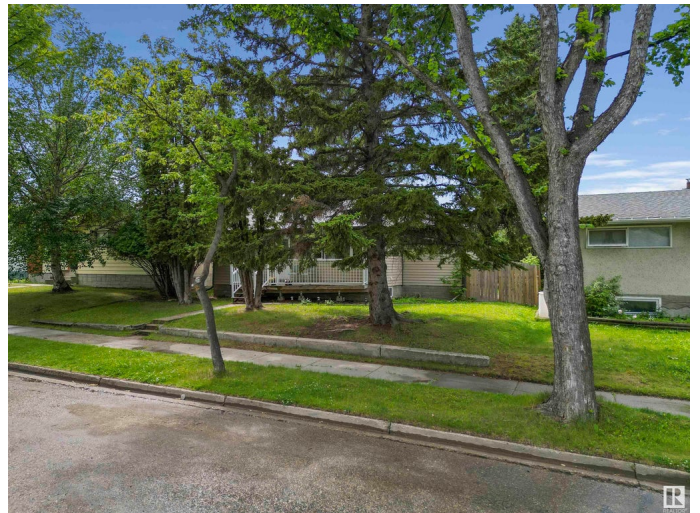
Drayton Valley, Drayton Valley, AB

Move-in ready with updates throughout! In 2018, the exterior was fully renovated with new vinyl windows, added exterior insulation, vinyl siding, shingles on both the home and garage, new eaves, a front east-facing deck, and a new fence. Inside offers fresh paint, new appliances (2024), and an updated furnace. The main level features two bedrooms, a 4-piece bath, central kitchen/dining area, and a bright living room with an east-facing picture window. Downstairs, you'll find a fully finished space with a third bedroom, another full bathroom, laundry and utility area, extra storage, and a rec room complete with a built-in sinkâ€”perfect for a wet bar or kitchenette setup. The large backyard includes a firepit and gated RV access. Close to parks, shopping, and daycare, donâ€™t miss out on this one!

Built in 1960

### Essential Information

MLS® #	E4445829
Price	\$262,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	795
Acres	0.00



Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5036 45 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1C1

### Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Over Sized, Single Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 4th, 2025
Days on Market	1
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 5th, 2025 at 5:32am MDT