

## \$294,900 - 4749 47a Avenue, Drayton Valley

MLS® #E4447070

**\$294,900**

2 Bedroom, 2.00 Bathroom, 1,144 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Beautiful half duplex right across from little lions park! Walk in from the covered front porch into a well kept and inviting home that has it all on the main level. From the laundry to the bedrooms, everything can be accessed on one level. Inside you'll find a spacious living room with west facing windows overlooking the park. Beside it you'll find the kitchen that provides ample cabinetry/counter space with a large peninsula and a stainless steel appliance package. Down the hall is the second bedroom, 4 piece main bathroom, the primary bedroom with a 3 piece ensuite, and the laundry room at the end of the hall. From there, is access to the attached and heated single garage that has water taps set up! Downstairs is the unfinished basement that is open to your imagination! There is plenty of room to add another bedroom, family room, hookups for a bathroom, and storage space. This is a great home in an even better location! Within walking distance to schools and shopping!

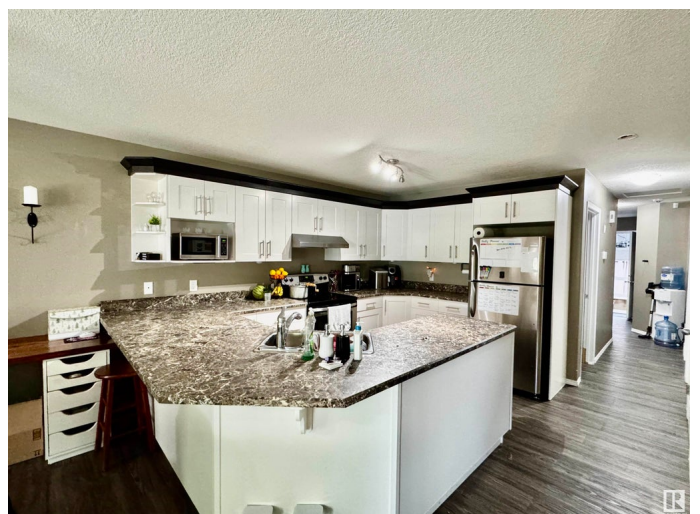
Built in 2002

### Essential Information

MLS® # E4447070

Price \$294,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,144
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	4749 47a Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0A8

### Amenities

Amenities	Off Street Parking, Deck, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Evergreen
Middle	H.W. Pickup
High	Frank Maddock

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	19
Zoning	Zone 90

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Listing information last updated on July 28th, 2025 at 8:02pm MDT