

\$142,900 - 304 4102 50 Avenue, Drayton Valley

MLS® #E4448070

\$142,900

2 Bedroom, 1.00 Bathroom, 909 sqft

Condo / Townhouse on 0.00 Acres

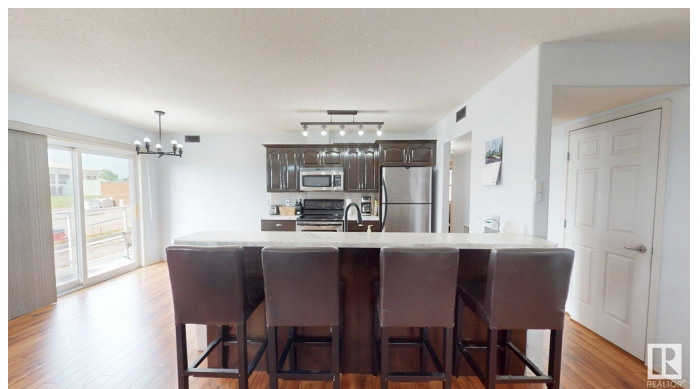
Drayton Valley, Drayton Valley, AB

TOP FLOOR condo with TWO parking stalls in beautiful Rivers Condominium. This 2 bedroom, 1 bath condo constructed in 2007 shows wonderfully. The open concept in this stylish condo is, in our opinion, the best floorplan in the building. The main living area features 4 stainless steel appliances, a large eating bar overlooking the updated kitchen, including updated lighting, contemporary countertops with Granite sink, & an updated back splash too! Plenty of cupboard space also in the gorgeous kitchen area. The living area shines (literally!) with plenty of natural lighting, as well as a gas fireplace to cozy up to on those cold winter nights. A large Primary bedroom as well as a nice size 2nd bedroom are situated away from the main living space for your privacy. A spacious balcony just off the dining room is a great feature with a southern exposure for maximum sunlight all year! The central air & in suite laundry are also great features! Great location close to all amenities. Incredible value on this unit.

Built in 2007

Essential Information

| | |
|----------|-----------|
| MLS® # | E4448070 |
| Price | \$142,900 |
| Bedrooms | 2 |



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 909 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 304 4102 50 Avenue |
| Area | Drayton Valley |
| Subdivision | Drayton Valley |
| City | Drayton Valley |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7A 0A3 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Deck, Exterior Walls- 2"x6", Parking-Extra, Security Door, Vinyl Windows, See Remarks |
| Parking | 2 Outdoor Stalls |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| # of Stories | 3 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, View City |

| | |
|--------------|------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Grade Beam |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 16th, 2025 |
| Days on Market | 63 |
| Zoning | Zone 90 |
| Condo Fee | \$589 |

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 September 17th, 2025 at 3:32pm MDT