

## \$419,900 - 3529 45 Street, Drayton Valley

MLS® #E4450379

**\$419,900**

3 Bedroom, 3.50 Bathroom, 1,442 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Welcome to a great home in desirable Regency Park! This beautifully updated 2-story home offers 3 spacious bedrooms, 3.5 baths, & sits on a fully fenced lotâ€”perfect for those who value privacy, comfort, & convenience. Step inside to discover a thoughtfully renovated interior featuring a modern kitchen with elegant porcelain countertops, newer appliances, & stylish ceramic tile. A cozy gas fireplace in the main living area will keep you warm at night. Dining room access to a rear deck with peaceful views of the private backyard. Durable laminate, carpet, & ceramic tile flooring throughout. The upper level will impress you with 3 bedrooms and separate laundry room. RV parking & a 22' attached garage gives ample room for all your toys! Whether youâ€™re relaxing in the bright, open living space or entertaining outdoors, this home offers the perfect blend of modern updates & comfortable living in a sought-after neighborhood. A quiet, family-friendly community close to schools, hospital, parks, & shopping.

Built in 2006

### Essential Information

MLS® # E4450379

Price \$419,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,442
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3529 45 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1W3

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", Fire Pit, Vinyl Windows, See Remarks
Parking	Double Garage Attached, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 30th, 2025
Days on Market	2
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 August 1st, 2025 at 12:33pm MDT