

Courtesy Of Heather D Malin Of RE/MAX Vision Realty

## \$394,999 - 4036 55 Avenue, Drayton Valley

MLS® #E4455283

**\$394,999**

4 Bedroom, 3.00 Bathroom, 1,208 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

**QUICK POSSESSION!** A full interior renovation has just been completed! Wonderful Bi-level with 4 Bedrooms, 3 bathrooms, walking distance to Aurora School & backing onto Pease Park. Close to the Northview Pond with great walking trails. The main level has a new kitchen with quartz counters, new custom cabinets & all SS. appliances. The dining room has a patio door to a massive sized deck with a great view of the park. The basement has huge windows offering lots of lighting. There is a flex room for den or exercise room. The lower level has access to the garage and exit to exterior side door. There is a 4th bedroom in the basement and 3 pc. bath. You could make additional changes to have a mother-in-law suite. Such a lively bright home for your family to enjoy time together. The back yard has tasty apples & a firepit. **CHECK THIS ONE OUT. IT's A MUST SEE AND READY TO GO!**

Built in 1985

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455283  |
| Price      | \$394,999 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,208                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4036 55 Avenue |
| Area        | Drayton Valley |
| Subdivision | Drayton Valley |
| City        | Drayton Valley |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 1B2        |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Fire Pit, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                             |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                      |
| Fireplace         | Yes                                                                                                                            |
| Fireplaces        | Glass Door                                                                                                                     |
| Stories           | 2                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Finished                                                                                                                 |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Fruit Trees/Shrubs, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Brick, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                             |

**Additional Information**

Date Listed            August 28th, 2025  
Days on Market      55  
Zoning                 Zone 90

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