

## \$185,000 - 202 4002 47 Street, Drayton Valley

MLS® #E4433145

**\$185,000**

2 Bedroom, 1.50 Bathroom, 772 sqft

Condo / Townhouse on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Welcome to this spacious second floor, 2-bedroom condo offering an east-facing oversized balcony complete with two outdoor storage units. Thoughtfully constructed in 2016, this unit features triple-glazed, argon-filled windows, vinyl plank flooring, soft-close cabinetry, stainless kitchen appliances solid core interior doors, a water line to the fridge, garburator, gas barbecue hookup, and a Duradek deck finish for lasting quality. Designed with comfort and durability in mind, the building boasts 8" concrete hollow-core floors and steel stud construction between levels, providing superior noise reduction. Enjoy the convenience of heated, drive-in underground parking, accommodating larger vehicles such as trucks with ease. Residents also have access to excellent amenities, including a fully equipped exercise room and a common social room—perfect for hosting special events and gatherings. With elevator access and a minimum age requirement of 55+ for at least one spouse. Affordable, maintenance-free living!

Built in 2016

### Essential Information

MLS® # E4433145

Price \$185,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 772                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 202 4002 47 Street |
| Area        | Drayton Valley     |
| Subdivision | Drayton Valley     |
| City        | Drayton Valley     |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7A 0A2            |

### Amenities

|           |                                                                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Exercise Room, No Animal Home, No Smoking Home, Recreation Room/Centre, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Heated, Parkade, Stall                                                                                                                                           |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                                         |
| # of Stories      | 4                                                                                                                                         |
| Stories           | 4                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | None, No Basement                                                                                                                         |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior          | Steel, Vinyl                            |
| Exterior Features | Landscaped, Level Land, Shopping Nearby |
| Roof              | Asphalt Shingles                        |
| Construction      | Steel, Vinyl                            |
| Foundation        | Concrete Perimeter                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 27th, 2025 |
| Days on Market | 108              |
| Zoning         | Zone 90          |
| Condo Fee      | \$258            |

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Listing information last updated on August 13th, 2025 at 12:02pm MDT