

## \$265,000 - 5036 47 Street, Drayton Valley

MLS® #E4437860

**\$265,000**

4 Bedroom, 1.00 Bathroom, 910 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Move in ready home situated in beautiful mature Drayton Valley neighborhood! Walking distance to park, splash park and walking trails! Main floor boasts new windows, a gorgeous new bathroom, and some new flooring! Also on this level are two bedrooms, multiple storage pantries, a cozy living room, and a functional kitchen dining area that has sliding doors to your deck! Downstairs are two more large bedrooms, a family recreation room and your utility room with laundry. Oh! And there's a brand new furnace in there too! Outside you'll find mature flowering trees, shrubs and gardens surrounding your yard. For even more storage or parking you have a single detached garage with a tin roof. The shingles on the home were complete 10 short years ago too. There's really nothing to do here but move in. Your high ticket items have already been done, so much value.

Built in 1959

### Essential Information

MLS® #	E4437860
Price	\$265,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	910



Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5036 47 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1C7

### Amenities

Amenities	Deck, See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fruit Trees/Shrubs, Playground Nearby, Schools, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter, See Remarks

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	8

## Zoning

## Zone 90

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Listing information last updated on May 30th, 2025 at 2:02pm MDT