

\$309,900 - 5616 45 Ave, Drayton Valley

MLS® #E4457553

\$309,900

5 Bedroom, 2.00 Bathroom, 1,079 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Charming 4-Bedroom Bungalow in Prime Location! Welcome to this beautifully maintained home, ideally situated near the Omniplex, brand new pool complex, & Holy Trinity Academy! With numerous upgrades & a layout designed for comfort, this home is both functional & inviting! The main level features a bright living room w/large south-facing window allowing abundant natural lighting, & the blues of the kitchen contrast beautifully with the wood-top island, creating a striking chef's space. 3 spacious bedrooms, including a colour-rich primary bedroom w/newer vinyl flooring. Most Vinyl windows & furnace have been updated for improved efficiency as well. Downstairs you find 2 more large bdrms, a 3 pce bath, lots of storage, & a very spacious open layout w/cozy sitting area & wood stove, perfect for chilly Alberta nights. Outside the well-kept backyard offers a cement pad for RV parking & a 22x24 det. garage with back alley access. Enjoy walking trails, parks, & the nearby disc golf course at Ivan To Park!

Built in 1978

Essential Information

MLS® # E4457553

Price \$309,900

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5616 45 Ave
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1K3

Amenities

Amenities	Vinyl Windows
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Wood Stove, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Composition
Exterior Features	Back Lane, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition

Foundation Concrete Perimeter

Additional Information

Date Listed September 11th, 2025

Days on Market 18

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 September 29th, 2025 at 1:32am MDT