

# \$498,900 - 3809 44a Avenue, Drayton Valley

MLS® #A2195078

**\$498,900**

5 Bedroom, 3.00 Bathroom, 1,396 sqft  
Residential on 0.19 Acres

Drayton Valley, Drayton Valley, Alberta

Welcome to this stunning 5-bedroom, 3-bathroom bungalow located in the highly sought-after Aspensview community in Drayton Valley. Nestled in a quiet, family-friendly cul-de-sac with no neighbors behind, this home offers the perfect combination of privacy and convenience.

Inside, you'll find a spacious, open-concept layout with an eat-in breakfast nook, stainless steel appliances, and a walk-in pantry for all your culinary needs! Down the stairs you are greeted with a generous recreation room and 2 more bedrooms. The lower level features a versatile bedroom that can easily be converted into a movie theatre room, complete with built-in tiered flooring for the ultimate cinematic experience.

The oversized garage provides ample space for vehicles, storage, or workshop activities. Enjoy outdoor living with easy access to nearby walking and biking trails, as well as being just minutes away from shopping, schools, and all the amenities you need.

This home offers everything your family needs—comfort, space, and location. Don't miss the opportunity to make it yours!

Built in 2011

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2195078    |
| Price          | \$498,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,396       |
| Acres          | 0.19        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3809 44a Avenue |
| Subdivision | Drayton Valley  |
| City        | Drayton Valley  |
| County      | Brazeau County  |
| Province    | Alberta         |
| Postal Code | T7A 1V9         |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Driveway, Concrete Driveway, Oversized |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Breakfast Bar, Laminate Counters, Sump Pump(s), Tankless Hot Water |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer  |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Up To Grade   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Balcony, Garden, Private Entrance  |
| Lot Description   | Back Yard, Front Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, No Neighbours Behind |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 17th, 2025 |
| Days on Market | 59                  |
| Zoning         | R-Gen               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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