

\$564,000 - 3905 44a Avenue, Drayton Valley

MLS® #A2265038

\$564,000

4 Bedroom, 4.00 Bathroom, 2,569 sqft

Residential on 1234.00 Acres

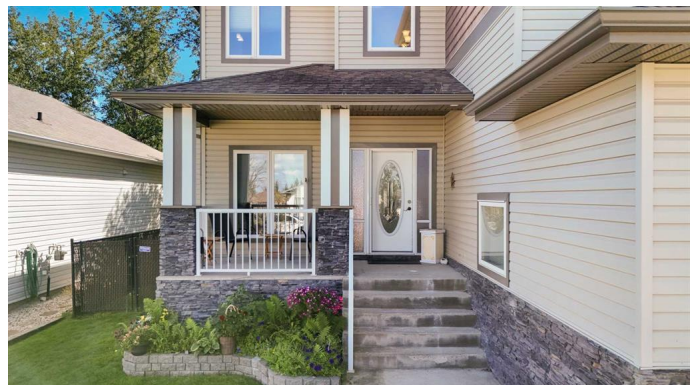
Drayton Valley, Drayton Valley, Alberta

Located in the heart of Drayton Valley, this spacious two-storey home offers 4 bedrooms, 3 bathrooms, and a layout designed for both comfort and functionality. The well-designed kitchen features ample cabinetry and counter space, perfect for everyday living and entertaining. A formal dining room adds versatility—use it for gatherings or as a home office.

Upstairs, you'll find a cozy bonus room and three generously sized bedrooms, including a relaxing primary suite with a private ensuite. The mostly finished basement is ready for your personal touch, with plumbing in place for a wet bar or second kitchen.

Step outside to enjoy the large, beautiful yard—ideal for kids, pets, and outdoor fun. Gather around the built-in fire pit on cool evenings, or take advantage of the spacious deck for summer BBQs. With a double attached garage, RV parking, and a large shed, this property offers space and storage for all your needs.

This home combines thoughtful design with outdoor charm—don't miss your chance to make it yours!



Built in 2006

Essential Information

MLS® # A2265038

Price \$564,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,569
Acres	1,234.00
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3905 44a Avenue
Subdivision	Drayton Valley
City	Drayton Valley
County	Brazeau County
Province	Alberta
Postal Code	T7A 1V9

Amenities

Parking Spaces	2
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Landscaped, Lawn, Many Trees

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	6
Zoning	R-GEN

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.