

## \$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	91
Zoning	Zone 90
Condo Fee	\$252

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Listing information last updated on July 27th, 2025 at 12:47pm MDT