

\$449,900 - 3924 44 Ave, Drayton Valley

MLS® #E4465167

\$449,900

4 Bedroom, 3.00 Bathroom, 1,253 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Welcome to this stunning 4 bedroom & 3 bathroom bungalow in Aspenview. Step inside to discover a bright, open-concept living area with vaulted ceilings that create a spacious and modern feel. The main focal point is the brand new incredible feature wall complete with fireplace. The kitchen is designed for efficiency and style, featuring a walk-in pantry, island, and gas stove, perfect for the home chef. The dining area opens directly onto the huge covered deck, where you can enjoy the beautiful fenced yard, mature landscaping and a great view. A gas BBQ & firepit hookup makes this outdoor space super enjoyable and relaxing. Primary bedroom showcases a walk in closet and ensuite. Main floor laundry is an added bonus! The fully finished basement has an oversized family room with extra space for games tables and entertaining. The heated 24x24 garage has massive ceilings and offers ample storage, built-in shelving, and room for two vehicles. This property has it all and is the perfect place to call home!

Built in 2006

Essential Information

MLS® # E4465167

Price \$449,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,253
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	3924 44 Ave
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0A1

Amenities

Amenities	Deck, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 7th, 2025
Days on Market	5
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 November 12th, 2025 at 1:17pm MST