

## \$152,000 - 202 4004 47 Street, Drayton Valley

MLS® #E4465369

**\$152,000**

2 Bedroom, 1.50 Bathroom, 742 sqft

Condo / Townhouse on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Affordable & Convenient Living in Valley Terrace Condominiums! Welcome to Valley Terrace Condominiums. It is a quiet, well-maintained building nestled in one of Drayton Valley's most convenient neighborhoods! This 742 sq ft condo offers the perfect blend of comfort, practicality, and location. Featuring 2 bedrooms and 1.5 bathrooms, this well-kept unit includes a private ensuite half-bath, in-suite laundry, and an open-concept living area. The bright kitchen comes equipped with fridge, stove, and dishwasher, while the spacious living room opens onto a large private balcony with storage – perfect for morning coffee or relaxing evenings. Enjoy the comfort of underground, heated, assigned parking, keeping your vehicle warm and snow-free in winter. Located next to walking paths, close to the hospital, and set in a quiet, mature neighbourhood, this home offers the best of low-maintenance living with great amenities right at your doorstep. Ideal for retirees as it is a 55+, age restricted building.

Built in 2007

### Essential Information

MLS® # E4465369

Price \$152,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 742                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 202 4004 47 Street |
| Area        | Drayton Valley     |
| Subdivision | Drayton Valley     |
| City        | Drayton Valley     |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7A 0A2            |

### Amenities

|           |                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows, See Remarks |
| Parking   | Underground                                                                                                                                  |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Hot Water, Natural Gas, Water                                                |
| # of Stories      | 4                                                                                       |
| Stories           | 1                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | None, No Basement                                                                       |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Vinyl                  |
| Foundation        | Concrete Perimeter           |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 90             |
| Condo Fee      | \$402               |

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Listing information last updated on November 19th, 2025 at 5:17am MST