

Courtesy Of Don M Fash Of RE/MAX Vision Realty

## \$579,999 - 4220 41b Avenue, Drayton Valley

MLS® #E4416269

**\$579,999**

3 Bedroom, 3.00 Bathroom, 2,297 sqft  
Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Beautifully newly built modern 2300 sq ft two storey home located in the community of Meraw Estates. This home features a triple car garage, main floor hardwood flooring, neutral white paint throughout, large walk through pantry, high end appliances including a wine fridge and a gas stove, 9' ceilings, tons of natural light, high efficiency furnace & hot water tank and much much more! Upon entering the main floor you will notice a den/office, 3 pc bath and a large mudroom area that also leads to the walk through pantry. The open concept living area consists of a large bright kitchen w/island, dining room and living room with an electric fireplace. Upstairs there is a large primary bedroom with two closets and a 5 piece bath, two more generously sized bedrooms, laundry room, 4 pce bath and large bonus room area. The basement is unfinished and awaits your personal touches if you wanted to expand your living area. Outside there are two decks, a side door entrance and a landscaped front yard.

Built in 2024

### Essential Information

MLS® #	E4416269
Price	\$579,999
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	2,297
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4220 41b Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1G3

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Remote Control
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Golf Nearby, No Back Lane, Partially Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 17th, 2024
Days on Market	123
Zoning	Zone 90

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Listing information last updated on April 19th, 2025 at 3:32pm MDT