

\$614,900 - 4137 40 Street, Drayton Valley

MLS® #E4425119

\$614,900

4 Bedroom, 3.50 Bathroom, 2,150 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

For more information, please click on "View Listing on Realtor Website". Welcome to this beautiful 2 storey home located in the family friendly subdivision of Meraw Estates. This 4 bedroom, 3.5 bathroom home comes with many upgrades. With just under 3000 sqft of living space, this home is loaded with features such as, A/C, gas fire place, over sized Heated 3 car garage, covered back deck with natural gas BBQ hook-up, hot and cold taps in garage, 9ft ceilings, granite countertops, in-floor heating, and tons of natural light. Upon entering the home you will be impressed with the open concept of the main floor living area. The kitchen comes with an oversized island, ample cupboard and counterspace as well as a large walk thru pantry. Upstairs you will find the primary bedroom with a 5 piece ensuite and large walk-in closet, 2 other bedrooms and bonus room. The laundry is also conveniently located upstairs and connects to the master closet. The basement is fully developed with a 4th bed.

Built in 2014

Essential Information

MLS® #	E4425119
Price	\$614,900
Bedrooms	4



Bathrooms 3.50
 Full Baths 3
 Half Baths 1
 Square Footage 2,150
 Acres 0.00
 Year Built 2014
 Type Single Family
 Sub-Type Detached Single Family
 Style 2 Storey
 Status Active

Community Information

Address 4137 40 Street
 Area Drayton Valley
 Subdivision Drayton Valley
 City Drayton Valley
 County ALBERTA
 Province AB
 Postal Code T7A 0B5

Amenities

Amenities Air Conditioner, Bar, Ceiling
 Smoke, Fire Pit, Hot Water
 Tankless, Low Flw/Dual Fl
 Basement, Wet Bar
 Parking Spaces 5
 Parking Heated

Interior

Interior Features ensuite bathroom
 Appliances Air Conditioning-Central, Ap
 Star, Dryer, Freezer, Gara
 Oven-Built-In, Oven-Microwa
 Dish, Stove-Electric, Washer
 Heating Forced Air-1, In Floor Heat S
 Fireplace Yes
 Fireplaces Glass Door, Heatilator/Fan, Stone
 Stories 3
 Has Basement Yes



Basement Full, Finished

Exterior

Exterior Wood, Asphalt, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road

Roof Asphalt Shingles

Construction Wood, Asphalt, Stone, Vinyl

Foundation Concrete Perimeter

School Information

Elementary St Anthonys

Middle Powerhouse Campus

High FMHS

Additional Information

Date Listed March 11th, 2025

Days on Market 32

Zoning Zone 90

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