

# \$599,000 - 3905 44a Avenue, Drayton Valley

MLS® #E4454600

**\$599,000**

4 Bedroom, 2.50 Bathroom, 2,569 sqft  
Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Welcome to this beautiful two-storey home in family friendly Aspenview! Nestled against mature trees, it offers a private, peaceful, acreage like feel! Inside, discover a spacious, well designed layout where the heart of the home is a large kitchen with rich black granite countertops, ample cabinetry& plenty of room for cooking and entertaining! A separate formal dining area adds elegance and versatility OR use it as a bright, sophisticated home office. Upstairs features a bonus room, large bath, and 3 bedrooms including a serene primary suite with luxurious ensuite and views of the surrounding greenery. The mostly finished basement is plumbed for a wet bar or secondary kitchen, offering great potential. Outside, enjoy the beautiful deck, large fenced yard, RV parking, and a spacious shed. This rare find blends the charm of a private setting with the convenience of in town living. Donâ€™t miss your chance to make it HOME!

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454600  |
| Price      | \$599,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,569                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3905 44a Avenue |
| Area        | Drayton Valley  |
| Subdivision | Drayton Valley  |
| City        | Drayton Valley  |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7A 1V9         |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Exterior Walls- 2"x6", Front Porch |
| Parking   | Double Garage Attached, RV Parking                          |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                 |
| Fireplaces        | Mantel                                                                                                                                                              |
| Stories           | 2                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Full, Partially Finished                                                                                                                                            |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                    |
| Exterior Features | Fenced, Low Maintenance Landscape, No Back Lane, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 26                |
| Zoning         | Zone 90           |

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Listing information last updated on September 19th, 2025 at 9:18am MDT