



GRASSROOTS
REALTY GROUP

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3905 44A Avenue
Drayton Valley, Alberta

MLS # A2265038



\$554,000

Division:	Drayton Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,569 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: other

Located in the heart of Drayton Valley, this spacious two-storey home offers 4 bedrooms, 3 bathrooms, and a layout designed for both comfort and functionality. The well-designed kitchen features ample cabinetry and counter space, perfect for everyday living and entertaining. A formal dining room adds versatility—use it for gatherings or as a home office. Upstairs, you'll find a cozy bonus room and three generously sized bedrooms, including a relaxing primary suite with a private ensuite. The mostly finished basement is ready for your personal touch, with plumbing in place for a wet bar or second kitchen. Step outside to enjoy the large, beautiful yard—ideal for kids, pets, and outdoor fun. Gather around the built-in fire pit on cool evenings, or take advantage of the spacious deck for summer BBQs. With a double attached garage, RV parking, and a large shed, this property offers space and storage for all your needs. This home combines thoughtful design with outdoor charm—don't miss your chance to make it yours!