

\$499,900 - 4133 40 Street, Drayton Valley

MLS® #E4417528

\$499,900

3 Bedroom, 3.50 Bathroom, 1,775 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Welcome to this luxurious 2 storey home backing onto a lovely pond in the Meraw Estates area. Inside you will find everything you need and more. The open concept main floor is incredible! Large entry, island with breakfast nook, massive pantry, door to your deck with natural gas BBQ hookups, and so much space to entertain. The massive windows facing the pond will leave you in awe of your view. Upstairs you will find a dreamy primary bedroom that flows into a gorgeous ensuite and walk in closet. 2 more beds, 4pc bath, and an extra space for a play area or office completes the upstairs. Downstairs you will find a spectacular walk out basement that leads you to a covered hang out patio in your private backyard ready for you to sit back and enjoy the summer nights. The family room is the perfect bright and open space. The hair salon sink can easily be converted to the perfect wet bar. The light fixtures add so much sparkle to this stunning home. This home is an absolute gem in an amazing location!



Built in 2015

Essential Information

MLS® #	E4417528
Price	\$499,900
Bedrooms	3

Bathrooms 3.50
 Full Baths 3
 Half Baths 1
 Square Footage 1,775
 Acres 0.00
 Year Built 2015
 Type Single Family
 Sub-Type Detached Single Family
 Style 2 Storey
 Status Active

Community Information

Address 4133 40 Street
 Area Drayton Valley
 Subdivision Drayton Valley
 City Drayton Valley
 County ALBERTA
 Province AB
 Postal Code T7A 0B5

Amenities

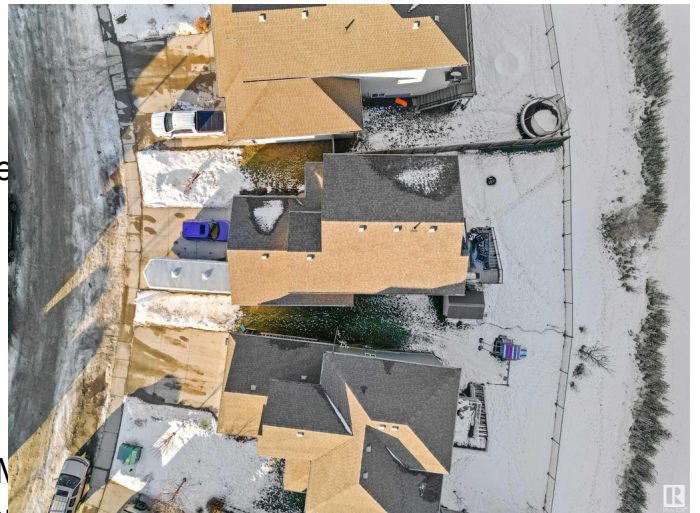
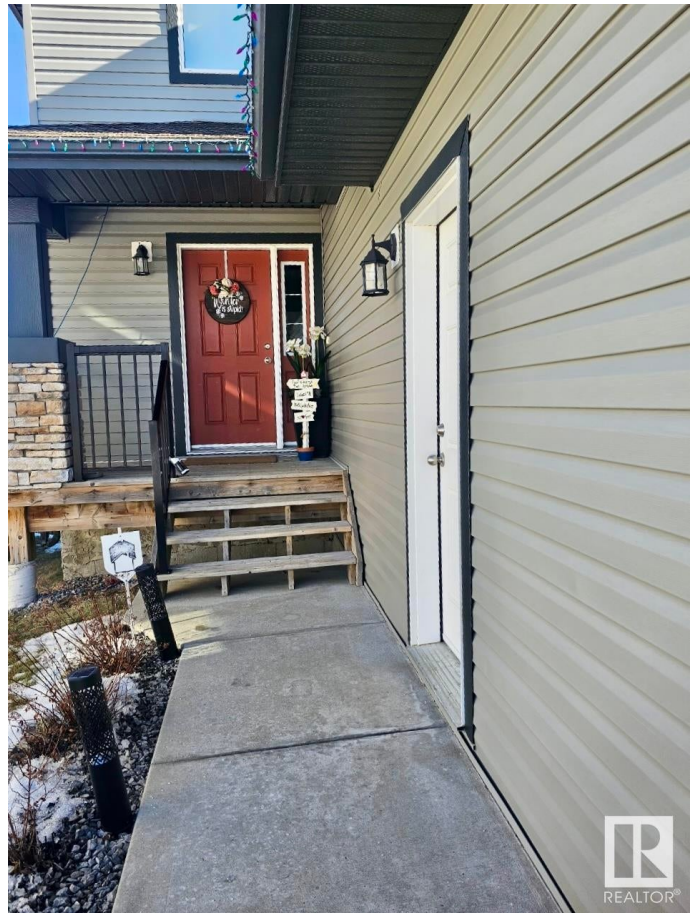
Amenities Deck, Walkout Basement, Se
 Parking Spaces 4
 Parking Double Garage Attached

Interior

Interior Features ensuite bathroom
 Appliances Dishwasher-Built-In, Dryer, M
 Shed, Stove-Electric, Washer, window Coverings
 Heating Forced Air-1, Natural Gas
 Stories 3
 Has Basement Yes
 Basement Full, Finished

Exterior

Exterior Wood, Vinyl
 Exterior Features Landscaped, Playground Nearby, Schools, Shopping Nearby, See
 Remarks, Partially Fenced
 Roof Asphalt Shingles



Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 9th, 2025
Days on Market	86
Zoning	Zone 90

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Listing information last updated on April 5th, 2025 at 3:17am MDT