

## \$369,900 - 4872 54 Avenue, Drayton Valley

MLS® #E4456860

**\$369,900**

4 Bedroom, 2.50 Bathroom, 1,287 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This beautifully renovated family home offers space, functionality, and modern upgrades throughout! Featuring 4 spacious bedrooms & 2.5 bathrooms, this home is perfect for growing families or those who love to entertain. Step inside & be impressed by the upgraded kitchen cabinetry in the expansive eat-in kitchen ideal for family meals and gatherings. The main floor laundry adds everyday convenience, while the newer washer and dryer ensure modern efficiency. Enjoy cozy evenings by the gas fireplace upstairs or retreat downstairs to relax by the wood-burning fireplace, adding charm and warmth to the lower level living area. The home's fantastic floorplan offers a seamless flow between rooms, with thoughtful touches like the primary bdrm's cheater door providing direct access to the 4-piece main bath for added privacy and comfort. Outside, you'll love the massive lot with plenty of room for kids to play or pets to roam. The oversized 24x26 detached garage with 220 wiring is a dream with RV parking adjacent!

Built in 1970

### Essential Information

MLS® # E4456860

Price \$369,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,287                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4872 54 Avenue |
| Area        | Drayton Valley |
| Subdivision | Drayton Valley |
| City        | Drayton Valley |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 1C4        |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Off Street Parking, Deck, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Detached                                   |

### Interior

|              |                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                           |
| Stories      | 2                                                                                                                                                   |
| Has Basement | Yes                                                                                                                                                 |
| Basement     | Full, Finished                                                                                                                                      |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                          |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |

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

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Aurora Elementary |
| Middle     | Powerhouse        |
| High       | Frank Maddock     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 24                  |
| Zoning         | Zone 90             |

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Listing information last updated on October 3rd, 2025 at 4:02am MDT