

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

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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**

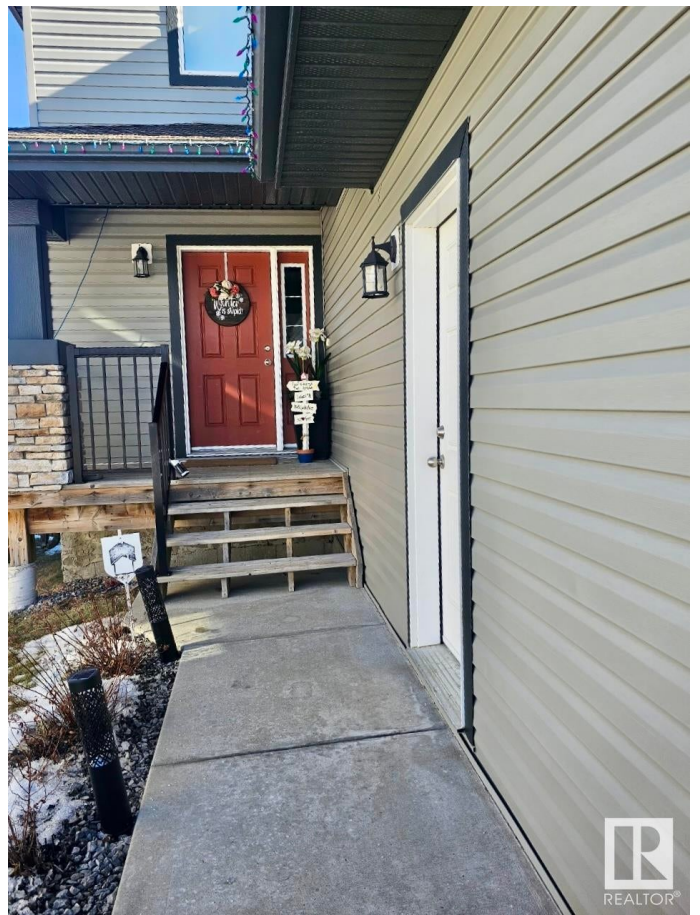
Amenities Deck, Walkout Basement, See Remarks  
 Parking Spaces 4  
 Parking Double Garage Attached

**Interior**

Interior Features ensuite bathroom  
 Appliances Dishwasher-Built-In, Dryer, Microwave, Refrigerator, Stove, 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	87
Zoning	Zone 90

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