

# \$479,900 - 4460 36 Street, Drayton Valley

MLS® #E4422725

**\$479,900**

4 Bedroom, 3.50 Bathroom, 1,502 sqft  
Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This beautiful 2-storey home shows a "10". Built in 2006 this home offers the perfect blend of comfort and style with 4 spacious bedrooms and 3.5 bathrooms. The home features a welcoming gas fireplace for cozy evenings, as well as the comfort of central air. The heart of the home is its new kitchen, complete with all newer appliances and there is new paint on the main floor, newer carpet upstairs and an open floor plan allowing in lots of natural light. Upstairs the primary bedroom has a 3 pce ensuite and large walk-in closet. Two good size bedrooms and a 4 pce bath round out the upstairs. The basement consists of a rec room, 4th bedroom, full bath and in-floor heat. This double garage features in-floor heat, built in cabinets and storage space. Step outside to enjoy a beautiful backyard that backs onto a greenspace. There is also space for your RV to park right on the property. Plus the home is situated in a peaceful cul-de-sac, ensuring minimal traffic and a safer environment for your family.

Built in 2006

## Essential Information

MLS® #	E4422725
Price	\$479,900
Bedrooms	4



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 602.2 m<sup>2</sup> (649 sq.ft.), FLOOR 2 652.8 m<sup>2</sup> (700 sq.ft.), FLOOR 3 732.7 m<sup>2</sup> (784 sq.ft.),  
TOTAL: 1987.7 m<sup>2</sup> (2,150 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 602.2 m<sup>2</sup> (649 sq.ft.), FLOOR 2 652.8 m<sup>2</sup> (700 sq.ft.), FLOOR 3 732.7 m<sup>2</sup> (784 sq.ft.),  
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Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,502
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4460 36 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0A1

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	February 24th, 2025
Days on Market	40
Zoning	Zone 90

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