

## **\$614,900 - 4137 40 Street, Drayton Valley**

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MLS® #E4425119

**\$614,900**

4 Bedroom, 3.50 Bathroom, 2,150 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

For more information, please click on "View Listing on Realtor Website". Welcome to this beautiful 2 storey home located in the family friendly subdivision of Meraw Estates. This 4 bedroom, 3.5 bathroom home comes with many upgrades. With just under 3000 sqft of living space, this home is loaded with features such as, A/C, gas fire place, over sized Heated 3 car garage, covered back deck with natural gas BBQ hook-up, hot and cold taps in garage, 9ft ceilings, granite countertops, in-floor heating, and tons of natural light. Upon entering the home you will be impressed with the open concept of the main floor living area. The kitchen comes with an oversized island, ample cupboard and counterspace as well as a large walk thru pantry. Upstairs you will find the primary bedroom with a 5 piece ensuite and large walk-in closet, 2 other bedrooms and bonus room. The laundry is also conveniently located upstairs and connects to the master closet. The basement is fully developed with a 4th bed.

Built in 2014

### **Essential Information**

MLS® #	E4425119
Price	\$614,900
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,150
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4137 40 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0B5

### Amenities

Amenities	Air Conditioner, Bar, Ceiling Smoke, Fire Pit, Hot Water Tankless, Low Flw/Dual Fl Basement, Wet Bar
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Parking Spaces	5
Parking	Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Ap Star, Dryer, Freezer, Gara Oven-Built-In, Oven-Microwa Dish, Stove-Electric, Washer
Heating	Forced Air-1, In Floor Heat S
Fireplace	Yes
Fireplaces	Glass Door, Heatilator/Fan, Stone Facing
Stories	3
Has Basement	Yes



Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Asphalt, Stone, Vinyl

Exterior Features      Backs   Onto   Park/Trees,   Fenced,   Landscaped,   Low   Maintenance  
Landscape, No Back Lane, No Through Road

Roof                              Asphalt Shingles

Construction              Wood, Asphalt, Stone, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                St Anthonys

Middle                      Powerhouse Campus

High                         FMHS

**Additional Information**

Date Listed                March 11th, 2025

Days on Market        39

Zoning                      Zone 90

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