\$619,900 - 4137 40 Street, Drayton Valley

MLS® #E4435351

\$619,900

4 Bedroom, 3.50 Bathroom, 2,247 sqft Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Located in the subdivision of Meraw Estates in Drayton Valley, this 2014 built, 2-storey home overlooks a pond, and is surrounded by walking paths in a quiet neighborhood. Having 4 bedrooms, 3.5 bathrooms, and tons of living space with over 3,000 sq ft, this is a perfect family home that allows for both personal space and family time. Unique features of the home include a walk-out basement, huge rear deck, triple garage, natural gas hookup, A/C, hot water on demand family/living rooms upstairs, on the main floor and in the basement. The kitchen is well appointed with granite countertops, stainless appliances + bar fridge, an oversized island, loads of cupboard and counterspace as well as a large walk-through pantry. Upstairs has a bonus room, the large primary bedroom, 5-pc ensuite & large walk-through closet that opens to a laundry room, and two additional bedrooms, each with walk-in closets. The walk-out basement is fully finished with a fourth bedroom, a 4-pc bath, in floor heat, and a wet-bar!



Essential Information

MLS® # E4435351 Price \$619,900





Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,247

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 Off Street Parking, On Street Parking, Air Conditioner, Deck, Fire Pit,

Hot Water Tankless, No Smoking Home, Vinyl Windows, Walkout

Basement, Wet Bar, Natural Gas BBQ Hookup

Parking Front Drive Access, Triple Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Wet

Bai

Heating Forced Air-1, In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Heatilator/Fan, Stone Facing

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, F

Through Road, Playground N

Roof Asphalt Shingles

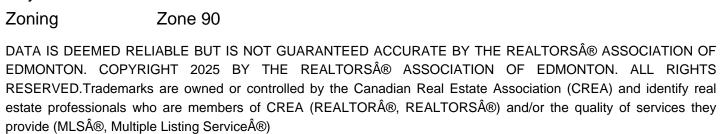
Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 8th, 2025

Days on Market 35



Listing information last updated on June 12th, 2025 at 10:02am MDT

