

## \$354,900 - 309, 5201 Brougham Drive, Drayton Valley

MLS® #E4414311

**\$354,900**

3 Bedroom, 2.00 Bathroom, 1,488 sqft

Condo / Townhouse on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Amazing new price on this Stunning Luxury Condo! Experience security & style in this gated property with underground parking & secure storage. The beautifully designed building features an events room with a kitchenette, dining area, living room, and patio—perfect for entertaining larger groups. This 3rd-floor unit offers over 1,500 sq ft of living space complete with high end details like 9ft tray ceilings, transom windows & motorized blinds throughout. You'll find a chef's kitchen with granite countertops, soft-close cabinetry, and a large walk-in pantry. The open living area has a n/g fireplace and hardwood flooring with 1 of 4 included TVs, that transitions to a large outdoor patio with views of IvanTo Park. The primary suite features a large walk-in closet, ensuite with double shower head/body sprays & sinks and a private deck. Two more bedrooms, a 4-piece bath, and in-suite laundry complete this beautiful home!

Built in 2016

### Essential Information

MLS® # E4414311

Price \$354,900

Bedrooms 3

Bathrooms 2.00



Full Baths	2
Square Footage	1,488
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	309, 5201 Brougham Drive
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0C8

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Gazebo, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Wall Mount
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stone, Stucco, Wood
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Exterior Features	Fenced, Gated Community, Landscaped
Roof	Asphalt Shingles
Construction	Concrete, Stone, Stucco, Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	November 21st, 2024
Days on Market	168
Zoning	Zone 90
Condo Fee	\$667

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Listing information last updated on May 8th, 2025 at 9:02pm MDT