

## **\$329,900 - 205 5201 Brougham Drive, Drayton Valley**

MLS® #E4423435

**\$329,900**

2 Bedroom, 2.00 Bathroom, 1,339 sqft

Condo / Townhouse on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Ironwood Gates, an adult living condo established in 2016 in Drayton Valley, was meticulously crafted with a singular focus - high-end. Upon arrival, a controlled gate enhances security, providing residents with peace of mind. Amenities include underground heated parking, secure door entry, gazebo and a main floor communal space, designed for use by building occupants with a lounge, dining area, kitchen, and patio. Unit 205 stands out as a captivating residence, capturing scenic views from its patio and an open-concept design seamlessly intertwining the kitchen, living, and dining areas with 9' ceilings that add to the overall openness and spacious ambiance. The kitchen is equipped with bar seating, granite countertops, exquisite cabinetry, and stainless appliances. There is also a natural gas hookup, offering the option to switch to a gas stove. Both bedrooms are generously sized, featuring walk-through closets and spacious bathrooms. The primary ensuite is adorned his-and-hers sinks & dual shower. A/C!

Built in 2016

### **Essential Information**

MLS® # E4423435

Price \$329,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,339
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	205 5201 Brougham Drive
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0C8

### Amenities

Amenities	Air Conditioner, Deck, Exercise Room, Parking-Plug-Ins, Recreation Room/Centre, Storage-Locker Room, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Insert
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, No Through Road, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 26th, 2025
Days on Market	66
Zoning	Zone 90
Condo Fee	\$625

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