# \$259,999 - 5099 45 Street, Drayton Valley

MLS® #E4456615

#### \$259.999

3 Bedroom, 2.00 Bathroom, 870 sqft Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This 3 bed, 2 bath single family home has had a bunch of updates including shingles, bathrooms, windows and more! The main floor is light and bright and overlooks a large backyard that's perfect for avid gardener's or those wanting a great space for entertaining! The basement bedroom has a massive walk in closet on the way to the second 4-pc bathroom. There is a 4th bedroom in the basement that is currently being used as storage room but could be returned to a working room. This home is located close to stores, playgrounds and schools! What an ideal starter home!



#### **Essential Information**

MLS® # E4456615 Price \$259,999

Bedrooms 3 Bathrooms 2.00

Full Baths 2
Square Footage 870
Acres 0.00

Year Built 1960

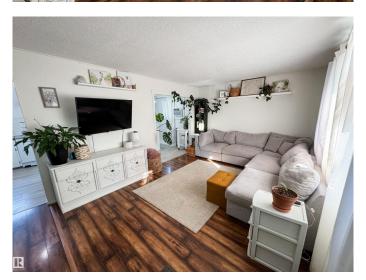
Type Single Family

Sub-Type Detached Single Family

Style Raised Bungalow







Status Active

## **Community Information**

Address 5099 45 Street
Area Drayton Valley
Subdivision Drayton Valley
City Drayton Valley

County ALBERTA

Province AB

Postal Code T7A 1C2

**Amenities** 

Amenities Deck, Vinyl Windows

Parking 2 Outdoor Stalls, Front/Rear Drive Access

Interior

Appliances Dishwasher-Portable, Dryer, Refrigerator, Storage Shed, Stove-Electric,

Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

**Exterior** 

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Playground Nearby, Shopping Nearby, Vegetable

Garden

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 5th, 2025

Days on Market 42

Zoning Zone 90

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Listing information last updated on October 17th, 2025 at 7:47am MDT