

\$409,900 - 4019 42 Avenue, Drayton Valley

MLS® #E4464552

\$409,900

3 Bedroom, 2.50 Bathroom, 1,512 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

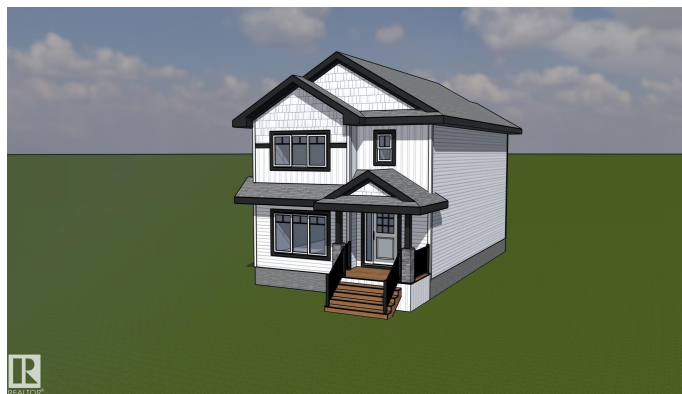
Brand New Valley Ridge Home in Meraw Estates – one of Drayton Valley’s Newest Subdivisions! Beautifully built 1512 sq ft two-story in desirable Meraw Estates. Thoughtfully designed for modern living, this well built home offers 3 bedrooms, 2.5 baths, a den, & upper-level laundry for convenience. Enjoy a bright, open layout with a modern kitchen featuring a built-in island, 4 SS appliances, & a large front-facing living room, perfect for family time or entertaining. Relax on the back deck with sunny southern exposure. The basement is unfinished & provides rough insulation for a 4th bathroom, family room, & another bedroom. An oversized 22x24 detached garage with 9 ft ceilings & 8 ft OH door provides plenty of space for trucks or storage. Close to schools, shopping & walking paths, this stunning home offers comfort & style. National New Home Warranty included & a huge bonus, GST rebate goes to the BUYER! Landscaping with sod complete from front yard to back of house, back yard finished to rough grade.

Built in 2025

Essential Information

MLS® # E4464552

Price \$409,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,512
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4019 42 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0B5

Amenities

Amenities	Deck, Exterior Walls- 2"x6", Vinyl Windows, See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Partially Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 1st, 2025
Days on Market	16
Zoning	Zone 90

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Listing information last updated on November 17th, 2025 at 8:17pm MST