



## 4004 50 Avenue Drayton Valley AB

\$459,900

Built in 1978 on 3.24 acres in the Town of Drayton Valley, this home has 5 bedrooms, and 2.5 bathrooms. The main level welcomes you with openness via a massive living room window, flanked by a brick wood/gas burning fireplace, creating a warm and inviting atmosphere. The kitchen, adorned with tons of counter and cupboard space, is a focal point for culinary enthusiasts. Enjoy the convenience of 3 bedrooms on the main level and an additional 2 bedrooms in the walk-out basement, offering flexible living arrangements. Noteworthy upgrades include a detached garage built in 1988, ensuring ample space for vehicles and hobbies. The property boasts all-new siding, soffits, eaves, and triple-glazed windows installed in 2005, with an additional 1.5" foam insulation for enhanced energy efficiency. Step outside to the serene 3.24 acre yard, perfect for entertaining or relaxing. The 26x32 detached garage provides ample space for vehicles and storage, complemented by two additional sheds.

Listing Presented By:



Originally Listed by:

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