



## 4120 44 Avenue Drayton Valley AB

\$439,900

Upgraded bungalow in desirable Bonaventure Blvd in Aspenview! This home has been well loved and cared for and shows a 10! On the main level is a unique and functional layout spread out over 1300sqft, and features 5 bedrooms and 3 bathrooms! It has many great features like central air conditioning, in-floor heat, heated garage, main floor laundry and more! The kitchen is a great gathering space and has been tastefully updated over the years with counters, stainless steel appliances, and refurbished cabinets. It overlooks the dining area that has patio doors leading to the private backyard. Downstairs you'll find plenty of space to retreat with a huge family room, 2 large bedrooms and a 4 piece bathroom. Lots of storage in the utility room, plus the furnace and hot water tanks have recently been replaced! Completing the home is a huge fenced yard with a deck and gazebo, plus natural gas hookup for the bbq. Enjoy west facing views with no rear neighbours and the brand new Powerhouse campus right behind it.

Listing Presented By:



Originally Listed by:  
RE/MAX Vision Realty

brandon.aarts@icloud.com



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net