



## 4729 47A Avenue Drayton Valley AB

\$264,900

Opportunity here! Looking for a newer home that can help subsidize the mortgage costs? This 2 storey half duplex located across the street from little lions park boasts many great features. This home has a secondary suite permitted by the town too! Upstairs boasts 3 bedrooms, and 1.5 baths, a large kitchen and living room that looks onto the park through the large front windows, 4 appliances, and plenty of storage including a walk-in closet. The downstairs portion of the home has 1 bathroom, a full kitchen and living room, and also comes equipped with 4 appliances including front load W/D. (each suite has its own in-suite laundry). This home is heated with hot water baseboard heating, giving you complete control throughout the home. Upstairs you will find 3 different zones for temperature control, the basement has 2 zones as well. Back alley access with rear parking, as well as front on street parking. Low maintenance yard. Great location!

Listing Presented By:



Originally Listed by:  
RE/MAX Vision Realty

john Demp@telus.net  
<http://Dvhouses.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)