



## 5243 44 Avenue Drayton Valley AB

\$309,900

Wonderfully renovated family home close to parks, the brand new indoor pool complex, the omniplex, & miles of walking paths. Ivan-to park is just up the street & offers disc golf, playgrounds, & trails that surround a beautiful pond too. This 5 bedroom, 2 bath bungalow has had many updates over the years, most recently newer shingles, a furnace and hot water tank(2022), some newer flooring, & more. The windows are vinyl, & the eaves have been replaced in recent years too. This home shows pride of ownership & provides a great floorplan for most with 3 bedrooms up, 2 bedrooms down, 2 full baths, & a large family room. A spacious, bright living room greets you as you enter, next the dining area & modern kitchen overlook the large backyard with southern exposure. The yard is fenced & features a large deck, fire pit area, & an oversized double garage.

Listing Presented By:



Originally Listed by:  
RE/MAX Vision Realty

johndemp@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)