



## 4006 41B Avenue Drayton Valley AB

\$299,900

Beautiful 3 bedroom home in phase 3 of Meraw Estates. This 3 bedroom 2 1/2 bath half duplex is like a showhome inside! Built in 2014 this home includes many great features! In the living room a gorgeous stone faced gas fireplace is a focal point, & in the spacious kitchen a large island/eating bar w/plenty of cupboard & countertop space. A large walk in pantry, pot lighting & a very modern decor with gorgeous subway tile as a backsplash too. Upgraded stainless steel appliances complete this stunning kitchen. The dining area is next to the patio doors that access the rear deck perfect for a BBQ/entertaining. A 2 pce bath is also on the main level. Upstairs are 3 large bedrooms including a Primary bedroom w/4 pce ensuite & walk in closet. Also a great feature is the laundry area on this level! An open den/sitting area completes the upper level. The basement is open and ready for youth put your personal stamp on this home. Some of the home is freshly painted too! & don't forget the double attached garage!

Listing Presented By:



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