



## 5005 49 Street Drayton Valley AB

\$327,900

Charming Corner Lot in Drayton Valley! This cozy bungalow sits on a fully fenced corner lot and is just steps from downtown. Featuring 4 bedrooms and 3 updated bathrooms, including in-floor heating in two, this home blends comfort and functionality. The spacious kitchen is perfect for anyone who loves to cook, and main floor laundry hookups add convenience. A standout feature is the sunroom with overhead heaters, ideal for enjoying coffee or relaxing. The basement is a true highlight, boasting a well-appointed rec room with a wet bar and wood-burning stove, perfect for entertaining or cozy movie nights - it also includes a large storage area. The nicely landscaped yard features mature trees and a firepit area, creating a wonderful space for gatherings. The exterior showcases stucco siding, adding character and charm, setting it apart from typical vinyl finishes. The property also includes a double detached garage for your vehicles and toys. Don't miss this updated gem in a prime location!

Listing Presented By:



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