



## 5144 49 Avenue Drayton Valley AB

\$244,900

Great bungalow on a quiet street with no front facing neighbours! This home is located on a dead end street that's within walking distance to all of Drayton Valley's amenities! Inside you'll find a charming home with a functional floor plan. The kitchen features a U-shaped layout with plenty of counter and cabinet space and overlooks the dining area and living room. Off the kitchen there is the main floor laundry and access to the backyard through an enclosed porch. Also on the main level are 2 good sized bedrooms and a 4 piece bathroom. Downstairs you'll find the 3rd bedroom, 2 piece bathroom, as well as a large family room that provides plenty of space. Outside is the detached double garage that is heated with a wood stove and has a 220V outlet. The yard is fenced and filled with fruit trees/bushes and lots of areas for gardening! This home is also wheelchair accessible through the back door! This is an excellent home at an affordable price!

Listing Presented By:



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