



GRASSROOTS
REALTY GROUP

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2, 4729 49 Street
Drayton Valley, Alberta

MLS # A2327292



\$289,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,448 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Driveway, Off Street, Parking Pad, Plug-In		
Lot Size:	0.04 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Stone, Veneer, Vinyl Siding, Wood Frame	Zoning:	R-MED
Foundation:	Poured Concrete	Utilities:	High Speed Internet
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Nest thermostat (free and clear), Lighting fixtures, Mirrors, Sump pump, Leftover building supplies, Extra cabinets in basement

Welcome to your move-in ready, low maintenance townhome where dreams of affordable ownership come true! No condo fees! Tall ceilings, open concept entertaining and ample natural sunlight greet you as you step into the spacious foyer. Notice the features of this quality build from Lakeview Custom Homes ~Energy efficient 2'x6' construction ~Engineered silent floor system ~Vinyl windows ~Colonist style doors & trim ~Luxury vinyl tile flooring ~Durable laminate countertops ft. modern hardware ~Generous cabinetry space ~Tiled backsplash ~Adequate storage throughout ~The kitchen appliance package features Energy Star dishwasher, fridge with convenient bottom freezer, microwave with hood range and easy clean stove. The breakfast peninsula separates the kitchen and dining space opening into the living room area. Large pantry and spacious powder room complete the main floor. The highly sought after family floorplan brings you upstairs featuring 3 bedrooms, laundry and storage conveniently located on the same level. Wake up to sunshine in the privacy of the east facing primary bedroom boasting double closets and ensuite featuring walk-in shower. Downstairs, the basement offers opportunity for value-add and your personal touches. Finish into a spacious recreation and social space with wet bar rough in or create additional living space with option for a 4th bathroom instead. Back outside, the covered veranda with powered storage on deck, provides a great place to sip your morning coffee or enjoy the shade in the afternoons. Off-street parking pad with accessible plug-in power provides convenient perks of zero-scaping and space for up to 2 vehicles. It's all about location and this one has it all! Walking distance to multiple schools, splash park, playgrounds, shopping, banking, restaurants; within convenient range of full service

amenities and outdoor adventure, yet within an hour of Edmonton International Airport, this home checks the boxes for first time home owners, savvy investors and wanderlust travellers alike!