

## **\$534,900 - 5104 - 49 Avenue, Busby**

MLS® #E4451654

### **\$534,900**

4 Bedroom, 4.00 Bathroom, 1,890 sqft

Single Family on 0.00 Acres

Busby, Busby, AB

Here is a gem in Busby with lots of extras. 4 bedroom 4 bath bungalow with a 32x32 double attached garage with 13 foot ceilings and a storage mezzanine at the front. All set on 3 lots on the corner. Fenced yard, 2 tier deck and lots of room for the kids plus close to Busby school. The home features a huge master suite with double shower and double jacuzzi tub. Flooring on the main floor done in Versace tile with brass inlay. Open concept with huge kitchen and room to add an island if desired. There are 3 bedrooms in the basement, one features a 4 piece ensuite with jacuzzi tub. Also, a walk in climate controlled humidor room for cigar and wine storage. Also, a safe room plus the security system with 8 security cameras. This property is a must see.

Built in 2019

### **Essential Information**

MLS® #	E4451654
Price	\$534,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,890
Acres	0.00
Year Built	2019



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5104 - 49 Avenue
Area	Busby
Subdivision	Busby
City	Busby
County	ALBERTA
Province	AB
Postal Code	T0G 0H0

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, Workshop, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 7th, 2025
Days on Market	7
Zoning	Zone 70

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