

## \$169,900 - 5103 49 Avenue, Busby

MLS® #E4450891

**\$169,900**

3 Bedroom, 2.00 Bathroom, 1,213 sqft

Single Family on 0.00 Acres

Busby, Busby, AB

Welcome to this affordable and stylish 3 bedrooms/2 bathrooms home offering comfort, functionality, and numerous recent updates. The open-concept layout creates a bright and inviting living space. The property underwent extensive upgrades in 2022/23 including a new ROOF, SIDING, SKIRTING, WINDOWS, INSULATION, 2 DECKS, SEPTIC SYSTEM, HWT, STAINLESS STEEL APPLIANCES, FLOORING, PAINT, LIGHT FIXTURES, and FENCE—all ensuring peace of mind for years to come. The modern kitchen boasts crisp white cabinetry, stainless steel appliances, and sit-in dining area perfect for entertaining. The large living room features updated flooring, fresh paint, and modern lighting. The spacious primary bedroom includes a 4 pc ensuite, while two additional bedrooms and a full bathroom provide space for family or guests. Outside, on a 6000 sqft lot, enjoy 2 decks, shed, fenced back yard perfect for pets, and room for RV parking. With a peaceful setting, this home offers move-in ready comfort with every major update complete.

Built in 1987

### Essential Information

MLS® # E4450891

Price \$169,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,213
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5103 49 Avenue
Area	Busby
Subdivision	Busby
City	Busby
County	ALBERTA
Province	AB
Postal Code	T0G 0H0

### **Amenities**

Amenities	Deck, Vaulted Ceiling, Vinyl Windows
Parking	Front Drive Access, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Vinyl
Exterior Features	Corner Lot, Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Vinyl

Foundation                      Piling

**School Information**

Elementary                      Busby School  
Middle                            R.F. Staples/Barrhead Comp  
High                               R.F Staples/Barrhead Comp

**Additional Information**

Date Listed                      August 1st, 2025  
Days on Market                1  
Zoning                            Zone 70

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