



## Busby Alberta

\$269,900

Discover the charm of country living in this 1,104 sq. ft. bungalow in quiet little town of Busby! This 2-bdrm, 2-bath home features a spacious LR, an open kitchen with an eating area, and large windows for plenty of natural light. The primary suite boasts a walk-in closet and a 3-pce. ensuite. The partially finished basement is ready for your personal touch and bdrm. Newer windows and roof. Outside, enjoy a large deck with a BBQ area and a high-end hot tub with lights, enclosed in a charming glass gazebo. The fully landscaped yard is filled with trees, shrubs, and perennials. An oversized shed/boathouse offers great storage, while the dream garage (built in 2007) features 10-ft-wide, 9-ft-high doors and ample space. RV parking is available! Located 30 minutes north of St. Albert, Ideally located near the K-6 school, convenience/antique store, bar and fire hall. A perfect opportunity for first-time buyers or investors--don't miss this quiet country retreat! (id:6769)

Living room 5.53 m X 4.2 m

Dining room 3.44 m X 1.72 m

Kitchen 3.44 m X 3.42 m

Primary Bedroom 3.92 m X 3.18 m

Bedroom 2 3.44 m X 3.11 m

Laundry room 2.56 m X 1.56 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.carriehamposty.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)