

## \$279,000 - 5428 49 Street, Warburg

MLS® #E4415518

### \$279,000

3 Bedroom, 3.00 Bathroom, 1,711 sqft  
Single Family on 0.00 Acres

Warburg, Warburg, AB

Very spacious, clean and well cared for describes this 1700sq.ft grand bungalow with 3 bedrooms, 3 bathrooms. Enter the front door and you are greeted with a massive living room with two large picture windows and a woodburning stone fireplace. The well cared for original kitchen with tasteful wood cabinets, plenty of storage and has room for a large table with patio doors out the the south facing back yard. The primary bedroom includes a spacious en suite and two more good sized bedrooms and a 4 piece bathroom are in one wing of the house. The back entrance enters into a mudroom, 3 piece bathroom with main floor laundry and a separate entrance to the basement. The attached oversized double garage is plumbed for gas. Everything about this house is spacious, even the backyard is a double lot with plenty of parking, enough saskatoon berries to feed multiple families and in the summer you will be treated by a branch grafted onto the ornamental cherry tree produces some best tasting apples!

Built in 1976

### Essential Information

MLS® #	E4415518
Price	\$279,000
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,711
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5428 49 Street
Area	Warburg
Subdivision	Warburg
City	Warburg
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Composition
Exterior Features	Back Lane, Corner Lot, Fruit Trees/Shrubs, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Composition

Foundation            Block

### **Additional Information**

Date Listed            December 5th, 2024

Days on Market      136

Zoning                Zone 90

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