

# \$90,000 - 5114 48 Avenue, Forestburg

MLS® #A2206448

**\$90,000**

2 Bedroom, 1.00 Bathroom, 720 sqft

Residential on 0.14 Acres

Forestburg, Forestburg, Alberta

Take a look at this charming bungalow. Youâ€™ll be very impressed the minute you walk in the door. This two bedroom bungalow features large kitchen with enough extra space for eating area and a separate dining space. The cozy living room with an electric fireplace. Two nice bedrooms, one with stackable laundry and one with walk-in closet. You have a new renovated four piece bathroom. The basement is not developed and is ready for your personal touch. Renovations over the years include; vinyl windows, 4pc bathroom, flooring, trim, light fixtures, ceilings, 100 amp service panel just to mention a few. Outside you have a large fenced backyard with back lane. Covered deck off back door. Enough driveway for RV parking and an extra large storage shed. Forestburg is a friendly community with K-12 school, hockey arena, swimming pool, golf course and many more services. Enjoy small town living at its best.

Built in 1930

## Essential Information

MLS® #	A2206448
Price	\$90,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	720
Acres	0.14



Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5114 48 Avenue
Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

### Amenities

Parking Spaces	3
Parking	Driveway, Front Drive, Off Street, Parking Pad, RV Access/Parking, Asphalt

### Interior

Interior Features	Closet Organizers, Crown Molding, Vinyl Windows
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Block

### Additional Information

Date Listed	March 30th, 2025
Days on Market	126
Zoning	R1

### **Listing Details**

Listing Office	Royal LePage Rose Country Realty
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.