

\$39,000 - 5008 46 Avenue, Forestburg

MLS® #A2247844

\$39,000

1 Bedroom, 1.00 Bathroom, 658 sqft

Residential on 0.15 Acres

Forestburg, Forestburg, Alberta

Stripped down and ready for your vision to come to life! Loaded with potential, the location is prime here to create a masterpiece. The demo work is done and inside offers a blank canvas, taken down to the studs and subfloor revealing the solid wood construction. Originally featuring a loft, the possibilities are endless here to design something fresh and new! Shingles were new in 2021 and the sizable lot has more than enough room for a garage, RV parking and whatever else you dare to imagine!

Built in 1943

Essential Information

MLS® #	A2247844
Price	\$39,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	658
Acres	0.15
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address 5008 46 Avenue



Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

Amenities

Parking Spaces	4
Parking	Off Street, RV Access/Parking

Interior

Interior Features	Open Floorplan
Appliances	None
Heating	None
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Corners Marked
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Block, Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Zoning	R1

Listing Details

Listing Office	Coldwell Banker Battle River Realty
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