# $234,500 - 5007 46 Avenue, Forestburg

MLS® #A2254450

**$234,500**
3 Bedroom, 3.00 Bathroom, 1,170 sqft
Residential on 0.14 Acres

Forestburg, Forestburg, Alberta

Take a look at this great family home. 1170 sqft. Bungalow, three bedrooms, 2.5 bathrooms. You will appreciate the open floor plan. Kitchen flows into a separate dining room. The living room has a cozy wood-burning stove for those cold winter nights. Primary bedroom has a two piece ensuite, two more nice size bedrooms, and a four piece bathroom. You will love the new renovated basement. The spacious family room has extra space for games table, two office/computer rooms. Possibility for these two rooms to be converted to bedrooms. Three piece bathroom with extra storage space and mechanical room. Some newer renovations over the years include. H.E. furnace, shingles, windows, hot water tank, flooring and a nice size deck. You will truly enjoy the outside space. Have your morning coffee on your new deck or patio area. Nice size backyard with a single detached garage with back lane access and a carport out front. This home is clean and move in ready. All this in the vibrant community of Forestburg.

Built in 1980

## Essential Information

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|---|---|
| MLS® # | A2254450 |
| Price | $234,500 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |

| | |
|---|---|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,170 |
| Acres | 0.14 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 5007 46 Avenue |
| Subdivision | Forestburg |
| City | Forestburg |
| County | Flagstaff County |
| Province | Alberta |
| Postal Code | T0B 1N0 |

## Amenities

| | |
|---|---|
| Parking Spaces | 4 |
| Parking | Alley Access, Driveway, Front Drive, Garage Door Opener, Off Street, Single Garage Detached, Carport, Paved |
| # of Garages | 1 |

## Interior

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|---|---|
| Interior Features | Ceiling Fan(s), Open Floorplan, Recessed Lighting, Vinyl Windows |
| Appliances | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | High Efficiency, Forced Air, Wood Stove |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning, Free Standing |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting |

| | |
|---|---|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Wood |

## Additional Information

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| Date Listed | September 8th, 2025 |
| Days on Market | 9 |
| Zoning | R1 |

## Listing Details

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

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