# \$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**

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

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**

Date Listed September 8th, 2025

Days on Market 59 Zoning R1

# **Listing Details**

Listing Office Royal LePage Rose Country Realty

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