

# \$239,000 - 5122 48 Avenue, Forestburg

MLS® #A2216879

## \$239,000

4 Bedroom, 2.00 Bathroom, 1,144 sqft

Residential on 0.42 Acres

Forestburg, Forestburg, Alberta

Settle into this great family home located in Forestburg. The home was moved on to a brand new ICF foundation. There are 3 bedrooms on the main floor and a possibility of 2 in the basement. The kitchen has no shortage of cupboards and storage space. The large living room has tons of natural light and an addition of a gas fireplace for those cool winter nights. Brand new asphalt shingle roof and R45 insulation in the attic. The lot is large enough to have a double garage.

Built in 1964

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216879    |
| Price          | \$239,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,144       |
| Acres          | 0.42        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

Address 5122 48 Avenue



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

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 6          |
| Parking        | Off Street |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Separate Entrance                  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Storage   |
| Lot Description   | Back Lane   |
| Roof              | Asphalt Shingle   |
| Construction      | ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame |
| Foundation        | ICF Block   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 103           |
| Zoning         | R1            |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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