

\$259,000 - 5017 49 Avenue, Forestburg

MLS® #A2247852

\$259,000

4 Bedroom, 2.00 Bathroom, 1,021 sqft

Residential on 0.20 Acres

Forestburg, Forestburg, Alberta

Move-in ready and beautifully updated, this 4-bedroom, 2-bath bungalow sits on a landscaped double lot in the heart of Forestburg – a vibrant community with a golf course, school, arena, pool, and more! Extensive updates include windows, flooring, kitchen, bathrooms, exterior, and decks. The bright, modern kitchen boasts brand-new appliances and a convenient scullery/pantry, while main floor laundry, a new water softener, and a 5G internet modem add everyday ease. The fully finished basement offers 2 additional bedrooms, a spacious family room, and plenty of storage. The garage doubles as a workshop with 220V power. Outside, enjoy rock gardens, mature fruit trees, and a fully staked property line. Fresh, modern, and move-in ready – this is small-town living at its best!

Built in 1960

Essential Information

MLS® #	A2247852
Price	\$259,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,021
Acres	0.20
Year Built	1960
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5017 49 Avenue
Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, No Smoking Home, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Zoning	R1

Listing Details

Listing Office Coldwell Banker Battle River Realty

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