\$69,900 - 4413 48 Street, Forestburg

MLS® #A2256632

\$69,900

3 Bedroom, 2.00 Bathroom, 752 sqft Residential on 0.14 Acres

NONE, Forestburg, Alberta

This 3-bedroom, 1.5-bath bi-level home offers excellent value for homeowners or investors looking to personalize a property in the guiet and welcoming community of Forestburg. The main level features a spacious living and dining area, a generously sized kitchen, two bedrooms, and a full bathroom. Newer windows have been installed on the main floor, including one recently replaced near the deck. Downstairs, the fully developed basement includes a large family room, a third bedroom, a 2-piece bathroom, a laundry/utility room with a newer hot water tank (2023), under-stair storage, and great potential for updates. Some basement windows require replacement, including one that is boarded and another with a broken exterior panelâ€"presenting a great opportunity to add value through renovation. Outside, the property boasts a yard with small apple trees and raspberry bushes, perfect for gardening or outdoor enjoyment. A carport with a 220V outlet offers added convenience. Located just minutes from Highway 53, this home is close to schools, parks, and all local amenities. Forestburg is a friendly, close-knit community with a strong Kâ€"12 school, golf course, swimming pool, arena, curling rink, and access to scenic walking trails in the Battle River Valley. With some updates and a little TLC, this solid home can truly shineâ€"an ideal opportunity to invest in a peaceful, growing rural community.





Essential Information

MLS® # A2256632 Price \$69,900

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 752
Acres 0.14
Year Built 1969

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 4413 48 Street

Subdivision NONE

City Forestburg

County Flagstaff County

Province Alberta
Postal Code T0B0H7

Amenities

Parking Spaces 2

Parking Attached Carport

Interior

Interior Features Bathroom Rough-in, Closet Organizers

Appliances None

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden

Lot Description Back Yard, Treed

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

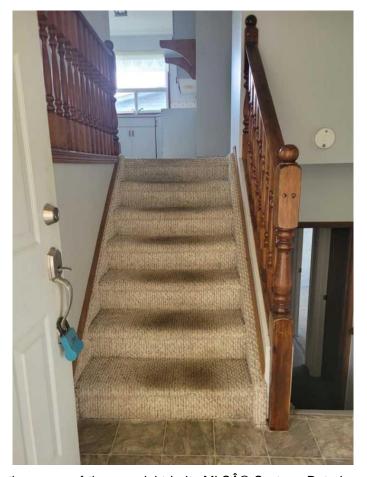
Additional Information

Date Listed September 16th, 2025

Zoning R1

Listing Details

Listing Office eXp Realty



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