

# \$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	109
Zoning	R1

### Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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