

# \$495,000 - 1-6, 5407 48 Avenue, Forestburg

MLS® #A2227785

**\$495,000**

0 Bedroom, 0.00 Bathroom, 3,082 sqft

Multi-Family on 0.00 Acres

NONE, Forestburg, Alberta

Welcome to an excellent real estate investment opportunity! This 6-unit apartment building is located in the growing community of Forestburg and offers affordable housing for tenants. The showcased photos are of Unit 3, which has been recently renovated. The layout includes one 1-bedroom, 1-bathroom unit (Unit 1), while the remaining five units each feature 2 bedrooms and 1 bathroom. A shared mechanical room houses the hot water tanks, and there is one washer and one dryer available for tenant use. The building offers convenient dual access with both a front and rear main entrance, making it easy to reach any of the six units from either the street or the back of the property. At the rear, you'll find six dedicated gravel parking stalls, while additional street parking is available at the front.

Built in 1976

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2227785     |
| Price          | \$495,000    |
| Bathrooms      | 0.00         |
| Square Footage | 3,082        |
| Acres          | 0.00         |
| Year Built     | 1976         |
| Type           | Multi-Family |
| Sub-Type       | Apartment    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1-6, 5407 48 Avenue |
| Subdivision | NONE                |
| City        | Forestburg          |
| County      | Flagstaff County    |
| Province    | Alberta             |
| Postal Code | T0B1N0              |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 6           |
| Parking        | Parking Pad |

### Interior

|              |                                            |
|--------------|--------------------------------------------|
| Appliances   | Electric Stove, Refrigerator, Washer/Dryer |
| Heating      | Boiler, Natural Gas                        |
| # of Stories | 3                                          |

### Exterior

|                 |                       |
|-----------------|-----------------------|
| Lot Description | Back Lane, Landscaped |
|-----------------|-----------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 57              |
| Zoning         | R4              |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Realty Experts Group Ltd |
|----------------|--------------------------|

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