

# \$229,000 - 5122 48 Avenue, Forestburg

MLS® #A2216879

## \$229,000

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	\$229,000
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	Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	117
Zoning	R1

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.