

# \$245,000 - 5617 47 Avenue W, Forestburg

MLS® #A2239299

## \$245,000

5 Bedroom, 2.00 Bathroom, 1,227 sqft  
Residential on 0.17 Acres

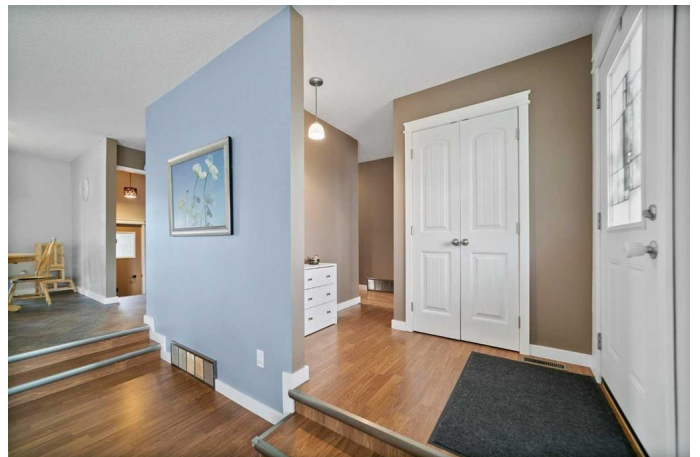
Forestburg, Forestburg, Alberta

Nicely updated and maintained family home sitting on a corner lot siding farmlands with amazing views! This 5 bedroom, 2 bath bungalow is spacious with a massive updated kitchen/dining area. Right off of the dining area is a sliding patio door leading to a large covered deck. The sunken living room is bright and airy, well laid out with a bay window. The main bath was renovated with a walk-in shower as well as a nice soaker tub. To top it all of the laundry is on the main floor for convenience. The basement is mostly finished (some flooring to be laid) with a sunken family room 2 bedrooms and a 3pc bath. Shingles were replaced in 2022, newer HE furnace and hot water tank.

Built in 1978

### Essential Information

MLS® #	A2239299
Price	\$245,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,227
Acres	0.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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## Community Information

Address	5617 47 Avenue W
Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

## Amenities

Parking Spaces	2
Parking	Parking Pad, Off Street

## Interior

Interior Features	Storage
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Storage
Lot Description	Corner Lot, Lawn
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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