

# \$207,000 - 5404 48 Avenue W, Forestburg

MLS® #A2141270

## \$207,000

4 Bedroom, 3.00 Bathroom, 1,410 sqft  
Residential on 0.18 Acres

Forestburg, Forestburg, Alberta

1410 sqft. bungalow, 4 bedroom, 2 1/2 bathroom, main floor features sunken living room with bay window, large dining room, kitchen has separate eating area with sliding doors to back deck, primary bedroom with 2pc ensuite, 2 more nice size bedrooms, 4pc main bathroom with jet tub, main floor laundry with extra storage, finished basement has another bedroom, spacious family room with cozy fireplace, 3pc bathroom, more storage space, oversized single attached heated garage, back deck to enjoy your morning coffee, nice well treed yard with RV parking, 2 sheds, walking distance to golf course, enjoy small town living in the vibrant community of Forestburg

Built in 1978

## Essential Information

MLS® #	A2141270
Price	\$207,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,410
Acres	0.18
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status Active

### Community Information

Address 5404 48 Avenue W  
Subdivision Forestburg  
City Forestburg  
County Flagstaff County  
Province Alberta  
Postal Code T0B 1N0

### Amenities

Parking Spaces 5  
Parking Oversized, Single Garage Attached  
# of Garages 1

### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Jetted Tub  
Appliances Refrigerator, Dishwasher, Freezer, Microwave, Stove(s), Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Basement, Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot  
Roof Asphalt Shingle  
Construction Concrete, Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 12th, 2024  
Days on Market 295  
Zoning R1

### Listing Details

Listing Office

Royal LePage Rose Country Realty

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