

# \$375,000 - 4602 51 Street, Forestburg

MLS® #A2143791

**\$375,000**

4 Bedroom, 3.00 Bathroom, 1,376 sqft  
Residential on 0.23 Acres

Forestburg, Forestburg, Alberta

Step into this 1 of a kind property with ICF to the ceiling and triple glazed windows. This home is literally sound proof and energy efficient. There is a large living room with a gas fireplace to keep you warm in the colder winter months. Kitchen is well designed with plenty of storage, dining area and granite countertops. There is a cozy office between the dining area and the living room. Down the wide hallway you will find a 4 pc bath, 2nd bedroom or office and then the primary bedroom. The primary bedroom has its own 4 pc bathroom and large closet. There is a bonus room off the primary currently used for a hot tub, but would make a great gym area, craft room or just about anything you can think of. Downstairs is partially finished with 2 more bedrooms, another 4 pc bathroom and summer kitchen. There is a huge laundry/hobby room as well, plus a wine cellar. Outside, the yard is very private with a good amount of bushes and trees. There is 10x25 storage shed with a gravel floor, a detached 24x36 heated double garage with a workshop and fenced RV parking. Large deck with wheel chair access if needed.

Built in 2003

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2143791  |
| Price  | \$375,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,376       |
| Acres          | 0.23        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4602 51 Street   |
| Subdivision | Forestburg       |
| City        | Forestburg       |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 1N0          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bookcases, Granite Counters, Vinyl Windows, Storage                                   |
| Appliances        | Refrigerator, Stove(s), Dishwasher, Garage Control(s), Washer/Dryer, Window Coverings |
| Heating           | Natural Gas, Boiler   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard, Storage                               |
| Lot Description   | Corner Lot, Back Yard, Conservation, Few Trees, Front Yard, Lawn, |

|              |                          |
|--------------|--------------------------|
|              | Landscaped               |
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | ICF Block                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2024 |
| Days on Market | 290             |
| Zoning         | R1              |

### **Listing Details**

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

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