

# \$90,000 - 5114 48 Avenue, Forestburg

MLS® #A2206448

**\$90,000**

2 Bedroom, 1.00 Bathroom, 720 sqft

Residential on 0.14 Acres

Forestburg, Forestburg, Alberta

Take a look at this charming bungalow. Youâ€™ll be very impressed the minute you walk in the door. This two bedroom bungalow features large kitchen with enough extra space for eating area and a separate dining space. The cozy living room with an electric fireplace. Two nice bedrooms, one with stackable laundry and one with walk-in closet. You have a new renovated four piece bathroom. The basement is not developed and is ready for your personal touch. Renovations over the years include; vinyl windows, 4pc bathroom, flooring, trim, light fixtures, ceilings, 100 amp service panel just to mention a few. Outside you have a large fenced backyard with back lane. Covered deck off back door. Enough driveway for RV parking and an extra large storage shed. Forestburg is a friendly community with K-12 school, hockey arena, swimming pool, golf course and many more services. Enjoy small town living at its best.

Built in 1930

## Essential Information

MLS® #	A2206448
Price	\$90,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	720
Acres	0.14



Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5114 48 Avenue
Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

### Amenities

Parking Spaces	3
Parking	Driveway, Front Drive, Off Street, Parking Pad, RV Access/Parking, Asphalt

### Interior

Interior Features	Closet Organizers, Crown Molding, Vinyl Windows
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Block

### Additional Information

Date Listed	March 30th, 2025
Days on Market	144
Zoning	R1

## **Listing Details**

Listing Office	Royal LePage Rose Country Realty
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