

\$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

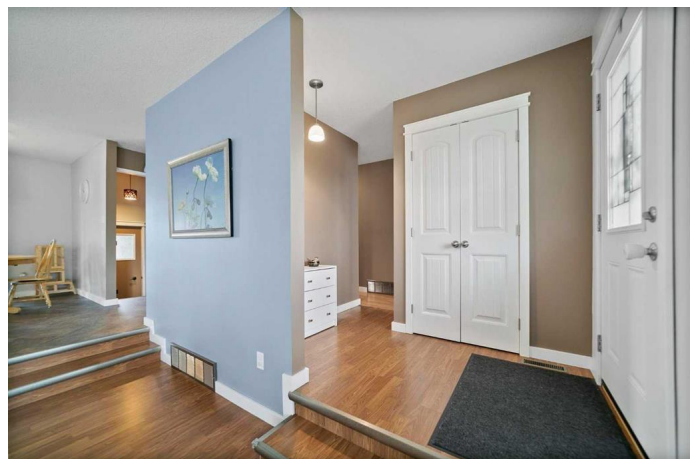
Nicely updated and maintained family home sitting on a corner lot siding farmlands with amazing views! This 5 bedroom, 2 bath bungalow is spacious with a massive updated kitchen/dining area. Right off of the dining area is a sliding patio door leading to a large covered deck. The sunken living room is 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
--------	--------

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	2
Zoning	R1

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.