

# \$67,000 - 5004 48 Avenue, Forestburg

MLS® #A2246885

**\$67,000**

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.14 Acres

Forestburg, Forestburg, Alberta

Charming and Affordable 2 Bedroom, 2 Bath Home in the Heart of Forestburg, AB. This spacious 1,200 sq ft home offers comfortable living in a prime location, just steps from downtown shopping, schools, and the community swimming pool. Inside, you'll find two generously sized bedrooms and a bright, open living room that features sliding doors leading to a cozy patio area. The backyard is nicely sized, perfect for relaxing or entertaining, and includes convenient parking near the back entrance. A great opportunity for first-time buyers, downsizers, or investors!

Built in 1920

## Essential Information

MLS® #	A2246885
Price	\$67,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,200
Acres	0.14
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	5004 48 Avenue
Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Other

## Additional Information

Date Listed	August 7th, 2025
Zoning	R1

## Listing Details

Listing Office	Coldwell Banker OnTrack 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.