

\$69,000 - 4811 46 Avenue, Forestburg

MLS® #A2251878

\$69,000

2 Bedroom, 1.00 Bathroom, 1,016 sqft

Residential on 0.14 Acres

Forestburg, Forestburg, Alberta

Looking for an affordable starter home or a comfortable place to retire? This charming home features two bedrooms and a main-floor office, along with spacious living and dining areas. Beautiful hardwood floors run through most of the main level. The lower level offers an open concept layout with a dedicated storage room, perfect for customizing to suit your needs. Outside, youâ€™ll find mature trees and a generous garden space, ideal for relaxing or growing your own produce.

Essential Information

MLS® #	A2251878
Price	\$69,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,016
Acres	0.14
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4811 46 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)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	10
Zoning	R1

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
----------------	--------------------------------

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