

# \$234,500 - 5007 46 Avenue, Forestburg

MLS® #A2254450

## \$234,500

3 Bedroom, 3.00 Bathroom, 1,170 sqft  
Residential on 0.14 Acres

Forestburg, Forestburg, Alberta

Take a look at this great family home. 1170 sqft. Bungalow, three bedrooms, 2.5 bathrooms. You will appreciate the open floor plan. Kitchen flows into a separate dining room. The living room has a cozy wood-burning stove for those cold winter nights. Primary bedroom has a two piece ensuite, two more nice size bedrooms, and a four piece bathroom. You will love the new renovated basement. The spacious family room has extra space for games table, two office/computer rooms. Possibility for these two rooms to be converted to bedrooms. Three piece bathroom with extra storage space and mechanical room. Some newer renovations over the years include. H.E. furnace, shingles, windows, hot water tank, flooring and a nice size deck. You will truly enjoy the outside space. Have your morning coffee on your new deck or patio area. Nice size backyard with a single detached garage with back lane access and a carport out front. This home is clean and move in ready. All this in the vibrant community of Forestburg.

Built in 1980

## Essential Information

MLS® #	A2254450
Price	\$234,500
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,170
Acres	0.14
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5007 46 Avenue
Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

### **Amenities**

Parking Spaces	4
Parking	Alley Access, Driveway, Front Drive, Garage Door Opener, Off Street, Single Garage Detached, Carport, Paved
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Open Floorplan, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Free Standing
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	September 8th, 2025
Days on Market	3
Zoning	R1

### **Listing Details**

Listing Office	Royal LePage Rose Country Realty
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