

\$229,000 - 5201 49 Avenue, Forestburg

MLS® #A2226512

\$229,000

4 Bedroom, 2.00 Bathroom, 1,456 sqft

Residential on 3.09 Acres

Forestburg, Forestburg, Alberta

Check out this charming family home with the added bonus of two lots. 1456 ft.Â² bungalow. Four bedrooms, 1 and 1/2 bathroom. You will appreciate all the extra living space. The main floor features large family room with sliding doors to back deck and a heat saving pellet stove to keep you warm on those cold winter days. Separate dining room. Nice size kitchen has a spacious eating area and side counter that would make a great coffee bar. One more nice size living room. Three bedrooms and a four piece bathroom. In the finished basement you will find another family room, one more bedroom with a two-piece bathroom. Large laundry room with plenty of storage space and even more storage space in the mechanical room. You also have the added bonus of a nice size workshop. You will definitely enjoy the beautiful yard with many trees and flowering shrubs and a fenced backyard. Enjoy your morning coffee on your back deck with a gazebo for shade. There is a single detached garage with built on storage. Speaking of storage. You have four sheds and a 10â€™x20â€™ tarp shed to store all your yard equipment and toys. You also have additional space for RV parking. All this on a beautiful tree lined street with a short walk to the golf course. This home is move in ready for your family to enjoy.

Built in 1962

Essential Information



MLS® #	A2226512
Price	\$229,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,456
Acres	3.09
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5201 49 Avenue
Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

Amenities

Parking Spaces	5
Parking	Alley Access, Driveway, Off Street, RV Access/Parking, Single Garage Detached, Garage Faces Side
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Freezer, Gas Stove, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Pellet Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Pellet Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage, Awning(s)
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Street Lighting, Gazebo
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2025
Days on Market	12
Zoning	R1

Listing Details

Listing Office	Royal LePage Rose Country Realty
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