

\$259,000 - 5017 49 Avenue, Forestburg

MLS® #A2247852

\$259,000

4 Bedroom, 2.00 Bathroom, 1,021 sqft

Residential on 0.20 Acres

Forestburg, Forestburg, Alberta

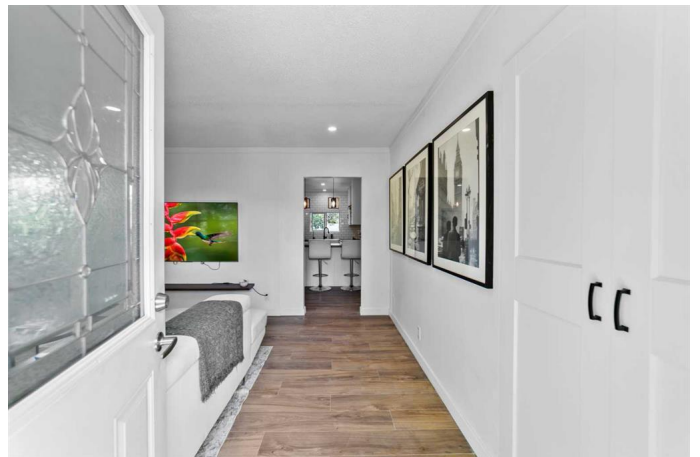
Move-in ready and beautifully updated, this 4-bedroom, 2-bath bungalow sits on a landscaped double lot in the heart of Forestburg – a vibrant community with a golf course, school, arena, pool, and more!

Extensive updates include windows, flooring, kitchen, bathrooms, exterior, and decks. The bright, modern kitchen boasts brand-new appliances and a convenient scullery/pantry, while main floor laundry, a new water softener, and a 5G internet modem add everyday ease. The fully finished basement offers 2 additional bedrooms, a spacious family room, and plenty of storage. The garage doubles as a workshop with 220V power. Outside, enjoy rock gardens, mature fruit trees, and a fully staked property line. Fresh, modern, and move-in ready – this is small-town living at its best!

Built in 1960

Essential Information

MLS® #	A2247852
Price	\$259,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,021
Acres	0.20
Year Built	1960
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5017 49 Avenue
Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, No Smoking Home, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	71

Zoning R1

Listing Details

Listing Office Coldwell Banker Battle River Realty

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