

# \$234,000 - 4804 47 Avenue, Forestburg

MLS® #A2205482

**\$234,000**

5 Bedroom, 2.00 Bathroom, 1,190 sqft

Residential on 0.24 Acres

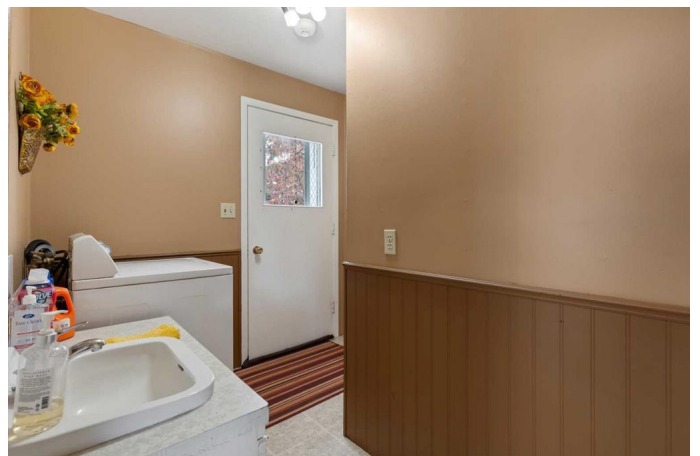
Forestburg, Forestburg, Alberta

This well kept house is looking for a new family to call it home. Situated on a lot and a half, there is plenty of space for a garden, RV parking or a play area for the kids. There is a 26x24 detached garage. As you step in the back door, there is main floor laundry and a sink to wash up at. Just around the corner you have a large kitchen with plenty of cabinets and counterspace. The dining area is a nice size to host many family gatherings and ties in nicely to the large living room. There are 3 bedrooms and 1 bath on the main level. Downstairs you will find a massive family room with a built in bar, 2 more bedrooms, an office and 3pc bathroom.

Built in 1961

## Essential Information

MLS® #	A2205482
Price	\$234,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,190
Acres	0.24
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	4804 47 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	Bar, Storage
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 25th, 2025
Days on Market	46
Zoning	R1

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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