

# \$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, Garage Faces Side, Off Street, RV Access/Parking, Single Garage Detached
# 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	Awning(s), Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	18
Zoning	R1

### **Listing Details**

Listing Office	Royal LePage Rose Country Realty
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