

# \$259,000 - 5017 49 Avenue, Forestburg

MLS® #A2247852

## \$259,000

4 Bedroom, 2.00 Bathroom, 1,021 sqft  
Residential on 0.20 Acres

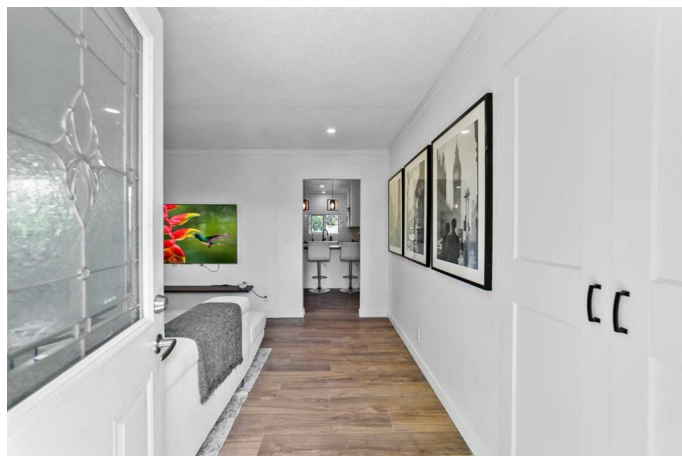
Forestburg, Forestburg, Alberta

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 | 30                |

Zoning                      R1

**Listing Details**

Listing Office              Coldwell Banker Battle River Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.