

# \$299,000 - 5408 47 Avenue W, Forestburg

MLS® #A2217980

## \$299,000

4 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.16 Acres

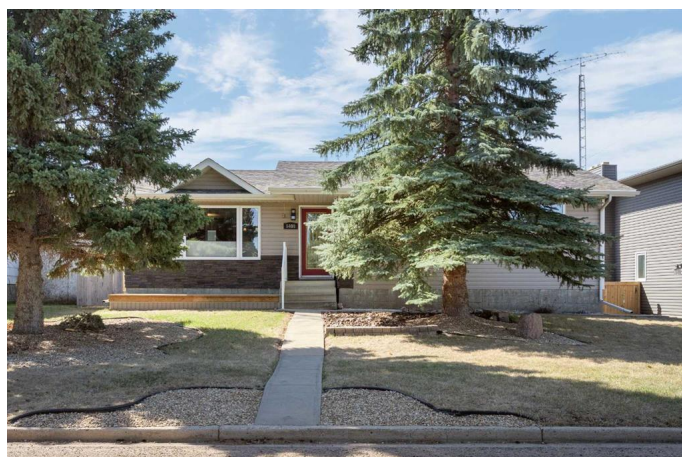
Forestburg, Forestburg, Alberta

Get ready to pack your bags and move into your NEW HOME! This property is looking for a new family to call it home. As you step through the front door, you will appreciate the open concept living, dining and kitchen area. The living room has a gas fireplace to keep you warm and cozy on those winter nights. And WOW what a great kitchen, there is all new cabinetry, a spacious island, stainless appliances and a fantastic coffee bar tucked in the pantry. Just off the dining room is a bonus room, that makes a great area to enjoy your coffee in, or perhaps a yoga studio or exercise room. There is access to a large deck and a fully fenced back yard. Upstairs you will find 3 nice sized bedrooms, as well as a 4pc bathroom and a 2pc ensuite. Downstairs, you will find a large family room, another bedroom, huge laundry with tons of storage and a 3pc bathroom. Let's not forget the 30x24 heated garage.

Built in 1978

## Essential Information

MLS® #	A2217980
Price	\$299,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,348



Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5408 47 Avenue W
Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 5th, 2025
Days on Market	2
Zoning	R1

## **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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