

\$239,000 - Unit 2, 4807 49 Avenue, Forestburg

MLS® #A2234656

\$239,000

2 Bedroom, 2.00 Bathroom, 1,291 sqft
Residential on 0.13 Acres

Forestburg, Forestburg, Alberta

This charming 2 bedroom, 2 bathroom home might be just what you've been searching for. Featuring an open-concept layout that seamlessly connects the kitchen, dining, and living areas, it's perfect for both everyday living and entertaining. The cozy living room includes a gas fireplace and French doors that lead to the backyard. The spacious primary bedroom offers main-floor laundry, a 4-piece ensuite, and a walk-in closet for added comfort and convenience. Downstairs, the unfinished basement provides endless possibilities, it's already roughed-in for a bathroom, laundry, and offers space for two additional bedrooms and a family room. An attached garage and additional rear parking complete this great package.

Built in 2007

Essential Information

MLS® #	A2234656
Price	\$239,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,291
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Semi Detached



Style	Side by Side, Bungalow
Status	Active

Community Information

Address	Unit 2, 4807 49 Avenue
Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

Amenities

Parking Spaces	5
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	2

Zoning

R2

Listing Details

Listing Office

Coldwell Banker Ontrack Realty

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