

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

MLS® #A2247852

## \$259,000

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

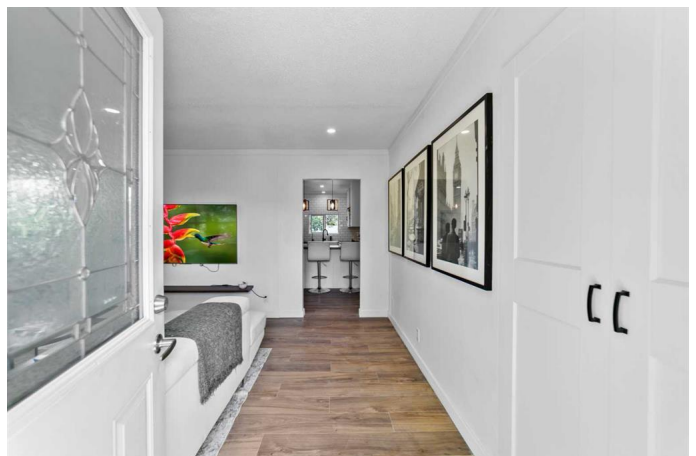
Forestburg, Forestburg, Alberta

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 | 12                |

Zoning R1

Listing Details

Listing Office Coldwell Banker Battle River Realty

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