

# \$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 | 3               |

Zoning

R2

## **Listing Details**

Listing Office

Coldwell Banker Ontrack Realty

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