

# \$229,000 - 5502 50 Avenue W, Forestburg

MLS® #A2207256

## \$229,000

2 Bedroom, 1.00 Bathroom, 1,040 sqft  
Residential on 0.22 Acres

Forestburg, Forestburg, Alberta

There aren't many of these homes in Forestburg!! This home is all one level has a nice sized kitchen and dining room, large living room and laundry. There are 2 bedrooms and 4 pc bathroom with separate shower. The oversized heated garage is perfect for 1 vehicle and lots of storage. Outside the yard is fully fenced with a nice area to bbq, plenty of space to park the RV, a storage shed and a golf cart shed. This is the perfect location if you are a golfer as its located just steps away from the golf course.

Built in 1997

### Essential Information

MLS® #	A2207256
Price	\$229,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,040
Acres	0.22
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address 5502 50 Avenue W



Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Heated Garage, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

### **Exterior**

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Perimeter Wall

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	23
Zoning	R1

### **Listing Details**

Listing Office	Coldwell Banker Ontrack 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.