

# \$115,000 - 4809 47 Avenue, Forestburg

MLS® #A2210831

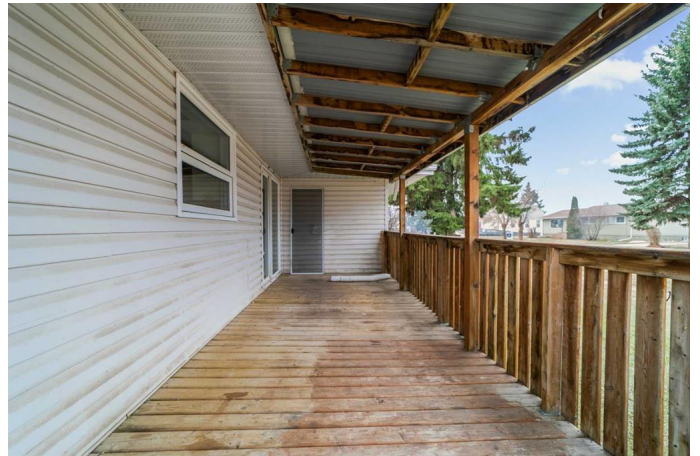
**\$115,000**

2 Bedroom, 1.00 Bathroom, 1,269 sqft

Residential on 0.24 Acres

Forestburg, Forestburg, Alberta

This home is perfect for a motivated handyman eager to put some sweat equity into a property and make it into something amazing! Offering over 1200 square feet of main-floor living space and a spacious unfinished basement, this home is a perfect opportunity for those looking to invest in a property with fantastic potential. Situated on an oversized .25-acre lot, this gem is a canvas just waiting for your personal touch. As you approach the home, you™ll be greeted by a welcoming covered front porch, ideal for enjoying your morning coffee or relaxing with a good book. Step inside to discover a bright and inviting living room, illuminated by large windows that let in ample natural light. The open layout flows seamlessly into the eat-in kitchen, complete with patio doors leading to the covered porch—a perfect setup for entertaining or family gatherings. This bungalow features two well-sized bedrooms on the main floor, while the versatile third bedroom is currently configured as a convenient main floor laundry space. This area can easily be transformed into a bedroom or repurposed to suit your needs. The unfinished basement is a blank slate brimming with potential! Whether you envision additional bedrooms, a dedicated bathroom, or an expansive living room, this space is ready for your renovation dreams. And with 100 amp electrical service already in place, you'll have plenty of power to support your projects as you bring your ideas to life. For the handyman at



heart, the substantial detached double garage—measuring an impressive 32 x 24 feet—offers heat and 220 V wiring, making it an ideal workshop or hobby space. This garage is truly a haven for those looking to tackle house renovations or work on projects year-round. The expansive yard provides endless possibilities for gardening enthusiasts. This bungalow is truly a hidden treasure in Forestburg, perfect for those ready to roll up their sleeves and turn this house into their dream home.

Built in 1969

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210831    |
| Price          | \$115,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,269       |
| Acres          | 0.24        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4809 47 Avenue   |
| Subdivision | Forestburg       |
| City        | Forestburg       |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 1N0          |

**Amenities**

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
|-----------|--------------------------------------------------------------------------------|

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated Garage, Off Street, Oversized, RV Access/Parking |
| # of Garages   | 2                                                                                                |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan                         |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Storage              |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt              |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 7                |
| Zoning         | R1               |

### Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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