

\$299,000 - 5408 47 Avenue W, Forestburg

MLS® #A2217980

\$299,000

4 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.16 Acres

Forestburg, Forestburg, Alberta

Get ready to pack your bags and move into your NEW HOME! This property is looking for a new family to call it home. As you step through the front door, you will appreciate the open concept living, dining and kitchen area. The living room has a gas fireplace to keep you warm and cozy on those winter nights. And WOW what a great kitchen, there is all new cabinetry, a spacious island, stainless appliances and a fantastic coffee bar tucked in the pantry. Just off the dining room is a bonus room, that makes a great area to enjoy your coffee in, or perhaps a yoga studio or exercise room. There is access to a large deck and a fully fenced back yard. Upstairs you will find 3 nice sized bedrooms, as well as a 4pc bathroom and a 2pc ensuite. Downstairs, you will find a large family room, another bedroom, huge laundry with tons of storage and a 3pc bathroom. Let's not forget the 30x24 heated garage.

Built in 1978

Essential Information

MLS® #	A2217980
Price	\$299,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,348



Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5408 47 Avenue W
Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 5th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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