



**GRASSROOTS**  
REALTY GROUP

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5007 46 Avenue  
Forestburg, Alberta

MLS # A2254450



**\$229,500**

Division:	Forestburg		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,170 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Carport, Driveway, Front Drive, Garage Door Opener, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	High Efficiency, Forced Air, Wood Stove
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	Ceiling Fan(s), Open Floorplan, Recessed Lighting, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: SHED

Take a look at this great family home. 1170 sqft. Bungalow, three bedrooms, 2.5 bathrooms. You will appreciate the open floor plan. Kitchen flows into a separate dining room. The living room has a cozy wood-burning stove for those cold winter nights. Primary bedroom has a two piece ensuite, two more nice size bedrooms, and a four piece bathroom. You will love the new renovated basement. The spacious family room has extra space for games table, two office/computer rooms. Possibility for these two rooms to be converted to bedrooms. Three piece bathroom with extra storage space and mechanical room. Some newer renovations over the years include. H.E. furnace, shingles, windows, hot water tank, flooring and a nice size deck. You will truly enjoy the outside space. Have your morning coffee on your new deck or patio area. Nice size backyard with a single detached garage with back lane access and a carport out front. This home is clean and move in ready. All this in the vibrant community of Forestburg.