



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4913 47 Avenue
Forestburg, Alberta

MLS # A2270717



\$239,000

Division:	Forestburg		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking, Single Garage Detached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Gazebo, Landscaped, Lawn, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Separate Entrance, Storage		

Inclusions: Shed

This well-maintained 3 bedroom, 2 bath home rests on a spacious double lot just minutes from downtown. The main floor features two bedrooms, a generous kitchen and dining area with ample cabinetry and a handy pantry, along with a large living room accented by a beautiful bay window. The lower level offers a third bedroom, a 3 piece bathroom, a cozy family room, and a versatile bonus space ideal for a home office or potential fourth bedroom. You’ll also enjoy the added charm of a 3 season sunroom. Outside, the property includes not one but two heated garages, measuring 24x24 and 12x26, providing abundant room for vehicles, projects, or storage, plus ample space for RV parking. This just might be the home you’ve been waiting for!