



GRASSROOTS
REALTY GROUP

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

**572 West Crescent
Forestburg, Alberta**

MLS # A2276174



\$249,900

Division:	Forestburg		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,300 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Other, Tile, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Other, Stucco, Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Natural Woodwork, Vaulted Ceiling(s)		

Inclusions: Hot tub (as is, where is) pool table located in the basement + pool table light

This well-maintained and character-filled home offers 4+1 potential bedrooms and 2.5 bathrooms, with inviting spaces designed for both everyday living and entertaining. Step into the vaulted living room, where large windows facing north flood the space with ample natural light, while exposed wood, striking wooden beams, and a crackling wood-burning fireplace create a warm and cozy atmosphere—perfect for Alberta winters. The living room flows seamlessly into the dining area, conveniently located just off the kitchen. The spacious kitchen features ample cabinetry, exposed wood beams, and a cut-out window to the living room—making serving and hosting effortless. From here, enjoy views of the fully enclosed 3-season sunroom, a versatile space ideal for relaxing, housing a hot tub, or staying sheltered while bringing groceries in from the garage. A gas fireplace keeps this space comfortable and toasty during cooler months. The main floor offers three generously sized bedrooms, including a primary bedroom with its own 2-piece ensuite, along with a 4-piece bathroom featuring a soaker tub. Downstairs, the large recreation room is perfect for gatherings and includes a pool table and custom pool table light, both staying with the property. The basement also features a 3-piece bathroom, laundry room, furnace room, and a cold cellar—ideal for storing canned goods or preserves. Outside, enjoy a good-sized, fully fenced backyard, perfect for entertaining and keeping pets safe. An attached single-car garage provides direct access into the sunroom for added convenience year-round. Quick possession available, making this a fantastic opportunity to move in and enjoy everything this warm and welcoming Forestburg home has to offer.

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