

# \$99,000 - 5016 49 Avenue, Forestburg

MLS® #A2203111

**\$99,000**

2 Bedroom, 1.00 Bathroom, 940 sqft

Residential on 0.14 Acres

Forestburg, Forestburg, Alberta

Cute & cozy is the only way to describe this property in Forestburg. The home has 2 bedrooms, a large living room, good sized kitchen and a 4pc bathroom. The basement is wide open so you could easily have another bedroom and family room. Outside there is a large backyard with access to the alley so there is plenty of room to build a garage. What are you waiting for?

Built in 1948

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203111    |
| Price          | \$99,000    |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 940         |
| Acres          | 0.14        |
| Year Built     | 1948        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5016 49 Avenue |
| Subdivision | Forestburg     |
| City        | Forestburg     |



|             |                  |
|-------------|------------------|
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 1N0          |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks                                     |
| Appliances        | Microwave, Refrigerator, Washer/Dryer, Stove(s) |
| Heating           | Forced Air                                      |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished                                |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Lawn |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 181              |
| Zoning         | R1               |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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