

# \$349,000 - 5104 47 Avenue, Forestburg

MLS® #A2202349

**\$349,000**

6 Bedroom, 4.00 Bathroom, 3,248 sqft

Residential on 0.28 Acres

Forestburg, Forestburg, Alberta

Take a look at this beautiful two-story home in the vibrant community of Forestburg. K-12 school, medical and dental clinics, arena, pool and walking distance to nine hole golf course. Numerous restaurants and stores. Come and enjoy small town living at its best. This home was the original Catholic Church. It was placed on a new basement in 1984. Then it was sold in 2006. Complete renovations in 2007 turned it into the beautiful home you see today. This charming home boasts 3248 ft.Â² on main and upper floor and an additional 2100 ft.Â² in the basement. The main floor features a spacious kitchen including an island, pantry and nice size eating area. The formal dining room is perfect for those special family gatherings. Large living room with original wood flooring. Very nice primary bedroom with 12 foot ceilings, large, walk-in closet and four piece ensuite with jet tub. The den would make a great office or reading room. One more bedroom and a four piece bathroom with laundry. Upstairs, you will find four large bedrooms, three with nice size walk-in closets and another four piece bathroom. There are so many possibilities for expansion in the extra large basement. Numerous renovations over the years include two high efficient furnaces, on demand hot water tank, RO system, water softener just to mention a few. Outside you have a nice covered deck to enjoy your evening coffee while you watch the sunset. Beautifully landscaped yard and garden space. Now letâ€™s talk about the heated



shop and heated garage. This is a handyman's dream. There is more than enough space for parking and workshop. Complete with bathroom and 220 V. There is also an 8' x 12' shed for extra storage and room for RV parking. All this on a large corner lot. This lovely home offer so many opportunities for your family to enjoy.

Built in 1933

**Essential Information**

MLS® #	A2202349
Price	\$349,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,248
Acres	0.28
Year Built	1933
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	5104 47 Avenue
Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

**Amenities**

Parking Spaces	8
Parking	Heated Garage, RV Access/Parking, 220 Volt Wiring, Additional Parking, Garage Door Opener, Gravel Driveway, Off Street, Oversized, Single Garage Detached, Workshop in Garage

# of Garages 2

### Interior

Interior Features Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s), Chandelier, Closet Organizers, Crown Molding

Appliances Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas, High Efficiency

Cooling None

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Garden, Storage

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Corner Lot, Irregular Lot, Street Lighting

Roof Metal

Construction Vinyl Siding, Wood Frame

Foundation Wood

### Additional Information

Date Listed March 14th, 2025

Days on Market 60

Zoning R1

### Listing Details

Listing Office Royal LePage Rose Country Realty

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