

5015 47 Avenue
Forestburg, Alberta

MLS # A2071919



\$139,900

Division:	Forestburg		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	969 sq.ft.	Age:	1940 (84 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Partial, Partially Finished

LLD: -

Exterior: Wood Frame

Zoning: R

Foundation: Other

Utilities: -

Features: See Remarks

Inclusions: N/A

Quality throughout. Extensively renovated character home. Large corner lot with mature trees. Single car garage, lots of parking. Spacious 3 bedrooms, office, one full bathroom with a second one roughed in downstairs. New shingles, soffit, fascia, eavestrough, on house, added extra rigid foam insulation, metal roof on garage. Many new doors and windows. Furnace is updated (blower, motor, gas valve, pilot, fan limit switch). Some extra wall insulation. Ducts are cleaned. Waterproofing by the foundation. Updated plumbing & drain. Front deck is replaced sept 2023. Immediate possession.