

780-978-0157
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4803 49 Street
Forestburg, Alberta

MLS # A2146052



\$159,999

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	986 sq.ft.	Age:	1946 (78 yrs old)
Beds:	1	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Curtain Rods

Wonderful opportunity in the community of Forestburg! This peaceful and quiet area would be perfect if your looking for a small town feeling but with amenities close by! This home is situated on a LARGE DOUBLE LOT! Boasting numerous updates, while maintaining its charm. The main level of this 1.5 Storey home features a cozy living room, an open kitchen space, 4pc bathroom, laundry room and a spacious mudroom. The upper level has a large primary bedroom suite that could be converted to 2 bedrooms. The lower level has a wood burning stove, 3pc bathroom and storage. Outside you will find your own oasis. Enjoy the hot tub off the deck, with a fully fenced yard featuring multiple fruit trees, and a large garden. There is single car garage in the back, and a gravel pad with room for multiple vehicles or Rv's. You don't want to miss out on this one!