

780-978-0157
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4806B 48 Avenue
Forestburg, Alberta

MLS # A2165589



\$95,000

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Forestburg | | |
| Type: | Residential/Duplex | | |
| Style: | Bi-Level, Side by Side | | |
| Size: | 520 sq.ft. | Age: | 1969 (55 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard | | |

| | | | |
|--------------------|-----------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Siding | Zoning: | R2 |
| Foundation: | Block | Utilities: | - |
| Features: | Primary Downstairs, Vinyl Windows | | |

Inclusions: N/A

What a great property, all you have to do is pack. The home has 2 bedrooms, 2 bathrooms, a great sized living room and kitchen. Downstairs you will find a nice sized laundry room with plenty of storage. The home has been taken down to the studs and been totally rebuilt and renovated. There is a brand new furnace, hot water and a great deck for entertaining. Located close to downtown, this is a perfect starter or retirement home.