

# \$69,000 - 4811 46 Avenue, Forestburg

MLS® #A2251878

**\$69,000**

2 Bedroom, 1.00 Bathroom, 1,016 sqft

Residential on 0.14 Acres

Forestburg, Forestburg, Alberta

Looking for an affordable starter home or a comfortable place to retire? This charming home features two bedrooms and a main-floor office, along with spacious living and dining areas. Beautiful hardwood floors run through most of the main level. The lower level offers an open concept layout with a dedicated storage room, perfect for customizing to suit your needs. Outside, youâ€™ll find mature trees and a generous garden space, ideal for relaxing or growing your own produce.

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251878    |
| Price          | \$69,000    |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,016       |
| Acres          | 0.14        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 4811 46 Avenue |
| Subdivision | Forestburg     |
| City        | Forestburg     |



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

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

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

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 12                |
| Zoning         | R1                |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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