



GRASSROOTS
REALTY GROUP

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4913 48 Avenue
Forestburg, Alberta

MLS # A2277257



\$186,000

Division:	Forestburg		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,306 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Standard Shaped Lot,		

Heating: Boiler, Hot Water

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Preserved Wood

Features: Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Check out this great family home. 1300 square foot bungalow. Four bedrooms, two full bathrooms, two 1/2 baths. You will love the open floor plan, perfect for entertaining family and friends. The spacious kitchen has two large islands which flow into the dining area. There are sliding doors to back deck. The bright living room has an outside powered roll down storm blind. The primary bedroom has a two piece en suite and walk-in closet, one more bedroom and a newer four piece bathroom. Main floor laundry for your convenience with another two piece bathroom. The finished basement features a large family room with a cozy gas fireplace and wet bar. There are two more bedrooms, another newer three-piece bathroom and two storage rooms. You will love your private fence backyard and maintenance free deck to enjoy your morning coffee. The detached 24' x 28' insulated garage gives you plenty of room to park and still have room for work area. Enjoy small town living in the vibrant community of Forestburg.