



GRASSROOTS
REALTY GROUP

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4812 47 Avenue
Forestburg, Alberta

MLS # A2286873



\$175,000

Division:	Forestburg		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,002 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Garage Faces Side, Gravel Driveway, Heated Garage, Off Street		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: window blinds

TAKE A LOOK AT THIS AFFORDABLE FAMILY HOME. 1002 SQFT. BUNGALOW, THE MAIN FLOOR FEATURES A BRIGHT LIVING ROOM WITH LARGE PICTURE WINDOW TO LET IN ALL THE SUNLIGHT. THE SPACIOUS KITCHEN HAS ROOM FOR AN ISLAND OR COFFEE BAR, NICE EATING AREA, 2 GOOD SIZE BEDROOMS. 4PC BATH WITH NEW RENOS. LARGE BACK ENTRY HAS UTILITY SINK AND PLENTY OF ROOM FOR COATS AND BOOTS. THE PARTIAL FINISHED BASEMENT HAS MANY POSSIBILITIES FOR YOUR PERSONAL TOUCH AND NEW CARPET JUST INSTALLED. LARGE FAMILY ROOM, 1 MORE BEDROOM, 2PC BATH, ONE MORE LARGE ROOM. SPACIOUS LAUNDRY AREA WITH MORE THAN ENOUGH STORAGE SPACE. THERE IS A POSSIBILITY FOR A SECOND BASEMENT BEDROOM. OUTSIDE YOU WILL FIND A NEW DECK TO ENJOY YOUR MORNING COFFEE. FENCED SIDE YARD. NOW LETS TALK ABOUT THAT DREAM TRIPLE GARAGE. 28'X49,' HEATED, 220 V. TWO REGULAR OVERHEAD DOORS AND ONE OVER SIZED DOOR WITH A 2 POST 9000lb. HOIST AND VAULTED CEILING. PERFECT FOR WORKING ON YOUR VEHICLE OR STACKING TWO FOR ADDITIONAL INSIDE PARKING. MORE THAN ENOUGH ROOM TO PARK AND STORE ALL YOUR TOYS WITH THE ADDED BONUS OF A HUGE DRIVEWAY. THERE IS ALSO EXTRA SPACE FOR RV PARKING WITH SIDE AND BACK LANE ACCESS. ALL OF THIS IS WAITING FOR YOU IN THE FRIENDLY COMMUNITY OF FORESTBURG, K-12 SCHOOL, ARENA, POOL, GOLF COURSE AND GREAT RESTAURANTS AND STORES