



GRASSROOTS
REALTY GROUP

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5117 49 Avenue
Forestburg, Alberta

MLS # A2294837



\$129,900

Division:	Forestburg		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,098 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Level		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

This charming home sits on a mature corner lot just two blocks from Main Street. The main floor features three generously sized bedrooms, a full 4 piece bathroom, and laminate flooring throughout, with tile in the kitchen. The lower level offers a spacious laundry room along with areas suitable for an office and a cozy family room. The detached garage can accommodate a small car and currently has a dirt floor.