



GRASSROOTS
REALTY GROUP

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5602 47 Avenue W
Forestburg, Alberta

MLS # A2313655



\$245,000

Division:	Forestburg		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,300 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Off Street, Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Sta		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt
Basement:	Full
Exterior:	Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Tankless Hot Water, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Take a look at this perfect family home. Located in a great neighborhood. 1300sqft. Bungalow, four bedrooms, two full bathrooms and a two-piece ensuite. A few reno's over the years include; on demand hot water tank, flooring, paint, light fixtures, interior doors just to mention a few. As you step in, you will appreciate the large living room with a bay window. The spacious kitchen has the added bonus of a large peninsula to gather your family or entertain friends. Plus a nice size dining room for those big holiday meals to enjoy. Sliding doors open up to the back deck. The primary bedroom has a two-piece en suite that leads into the laundry room. You can also access the laundry room from the back entrance. There are two more bedrooms and a four piece bathroom. The finished basement features a huge family room. More than enough room to split into a TV and games area. Another nice size bedroom, office/computer room, 3 piece bathroom. A large storage room would make a great gym or craft room. Outside you will find a large maintenance free deck to enjoy your morning coffee. 22' x 28' detached garage with an oversized parking pad and room for RV parking. Walking distance to K-12 school, parks and Golf Course. All this in the vibrant community of Forestburg.