



GRASSROOTS
REALTY GROUP

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4608 50 Street
Forestburg, Alberta

MLS # A2321865



\$349,000

Division:	Forestburg		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,740 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, RV Access/Parking		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Level, Standard Shaped Lot		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Jetted Tub, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Outdoor shed, BBQ cover frame and gazebo on back deck

Pride of ownership shines through this beautifully maintained custom-built home, ideally situated within walking distance of downtown shopping, K-12 School, recreation grounds, outdoor swimming pool and golf course. Offering 5 spacious bedrooms, 3 $\frac{1}{2}$ bathrooms, main-floor laundry, and an open-concept kitchen and dining area, this home is designed for comfortable family living. Quality craftsmanship and attention to detail can be found throughout, from the functional layout, multiple storage spaces to the little touches that make everyday life easier, including illuminated closets. The fully finished basement features an expansive family room complete with a wet bar, creating the perfect space for entertaining. In-floor heating in the basement, double attached garage and the additional 8 x12 workshop area, adds year-round comfort, while the UV-blocking living room windows help preserve the beauty of the hardwood floors. Outside, you will appreciate the meticulously landscaped yard with underground sprinklers, a generous garden plot, RV parking, and a 10x10 shed. A durable metal roof, thoughtful details throughout, and exceptional care over the years make this property truly stand out. Move-in ready and impeccably maintained, this home offers quality, comfort, and pride of ownership at every turn.