



GRASSROOTS
REALTY GROUP

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4801 48 Avenue
Forestburg, Alberta

MLS # A2328719



\$234,900

Division:	Forestburg		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,139 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Other, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Laminate Counters, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Presenting this charming bungalow situated on a generous 55 by 125 corner lot, offering ample space and versatility. Recently renovated with numerous upgrades, this home features 3 bedrooms and 1 full bathroom, providing comfortable and stylish living. Step inside to discover a newly designed kitchen and a convenient dry bar upon entry, complete with a wine fridge and bar fridge, perfect for entertaining or relaxing after a long day. The primary bedroom boasts an oversized closet, ensuring ample storage space for all your belongings. Additionally, the full unfinished basement presents endless possibilities for customization and expansion. Outside, enjoy the convenience of a 16 x 24 detached heated garage, providing shelter for vehicles or a workshop area. A separate 8 x 18 shed offers even more storage space for your outdoor equipment and tools. Don't miss out on the opportunity to own this exceptional property, combining comfort, convenience, and modern amenities.