



**GRASSROOTS**  
REALTY GROUP

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4814 49 Avenue  
Forestburg, Alberta

MLS # A2329964



**\$229,900**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Forestburg                                                                 |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | Bungalow                                                                   |        |                   |
| Size:     | 1,076 sq.ft.                                                               | Age:   | 1969 (57 yrs old) |
| Beds:     | 3                                                                          | Baths: | 1 full / 1 half   |
| Garage:   | 220 Volt Wiring, Double Garage Detached, Garage Door Opener, Gravel Drive  |        |                   |
| Lot Size: | 0.18 Acre                                                                  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub |        |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** N/A

Well maintained bungalow ideally located just one block from Main Street. This inviting home offers three bedrooms on the main floor, a four piece bathroom, a spacious living room, and a bright kitchen complete with an eating area, pantry, and new fridge and stove. The lower level features a generous family room, an unfinished office or workshop space with plenty of potential, and a two piece bathroom that could easily be converted to include a shower. Outside, you'll appreciate the impressive 28 x 26 heated garage, along with an additional room that is perfect for a home office, hobby space, or extra storage. Attractive paving stones create a welcoming walkway to both the home and garage while also providing additional front parking or a charming patio area to relax and entertain. This well cared for property offers comfort, functionality, and an excellent location close to local amenities.