



GRASSROOTS
REALTY GROUP

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5413 48 Avenue W
Forestburg, Alberta

MLS # A2330967



\$315,000

Division:	Forestburg		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,210 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Standard Shaped Lot,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Storage		

Inclusions: N/A

If you have been searching for a move in ready home, this could be the perfect fit. The interior has been beautifully transformed with brand new flooring throughout the entire home, fresh paint, new baseboards, and updated trim. Both bathrooms have been completely renovated, and the stunning new kitchen features all new cabinetry, countertops, a new sink, and eye catching tile that adds a stylish finishing touch. You will be impressed by the transformation of this classic 1980s bungalow. The main floor offers three comfortable bedrooms, a beautifully updated 4 piece bathroom, and the convenience of main floor laundry. Downstairs you will find two additional bedrooms, a spacious 3 piece bathroom, and plenty of extra living space for family, guests, or a home office. Outside, you can enjoy a fully fenced yard, a single detached garage, and the comfort of central air conditioning. This home is truly move in ready and waiting for its next owners to enjoy. Located in the welcoming community of Forestburg, you will appreciate all the amenities this fantastic town has to offer. Forestburg features a Kindergarten through Grade 12 school, an outdoor swimming pool, a beautiful 9 hole golf course, parks, local shops, and everything you need to enjoy small town living with a strong sense of community.