

\$249,000 - 5618 47 Avenue, Forestburg

MLS® #A2262782

\$249,000

5 Bedroom, 3.00 Bathroom, 1,473 sqft
Residential on 0.13 Acres

Forestburg, Forestburg, Alberta

This large family home offers a spacious footprint with room for everyone to spread out and enjoy. The welcoming foyer makes a great first impression, with space for a drop table, bench, or a warm spot to greet guests. Upstairs, a family-style living room with a bay window fills the space with natural light and sits just off the dining area for easy conversation and open sightlines. The kitchen is well laid out with good counter space and storage, making it both functional and inviting for everyday use. A true standout feature of this home is the sunken second living room on the main level – a rare layout that adds character, flexibility, and extra living space for family gatherings or quiet evenings. The main floor includes two bedrooms, including the primary with its own two-piece ensuite. The classic bi-level design really shows on the lower level, where large windows brighten the space. Here you’ll find a vintage-style rec area with bar, three additional bedrooms (one without a closet, perfect for a hobby or gym), a three-piece bath, and plenty of storage and utility space. Basement access to the backyard offers flexibility for guests, roommates, or shift workers. The double attached garage provides convenience and protection from the elements, making winter mornings easier. Located on a corner lot with no neighbour to the west, you can enjoy beautiful sunset views from the upper deck. Forestburg is a friendly community known for its great Rec Centre, quality schools, and welcoming small-town



atmosphere – a wonderful place to put down roots and call home.

Built in 1979

Essential Information

MLS® #	A2262782
Price	\$249,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,473
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	5618 47 Avenue
Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 23rd, 2025
Days on Market	11
Zoning	R1

Listing Details

Listing Office	RE/MAX 1st Choice Realty
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