4413 48 Street , Forestburg, Alberta - $69,900

Main Photo

Property Description

This 3-bedroom, 1.5-bath bi-level home offers excellent value for homeowners or investors looking to personalize a property in the quiet and welcoming community of Forestburg. The main level features a spacious living and dining area, a generously sized kitchen, two bedrooms, and a full bathroom. Newer windows have been installed on the main floor, including one recently replaced near the deck. Downstairs, the fully developed basement includes a large family room, a third bedroom, a 2-piece bathroom, a laundry/utility room with a newer hot water tank (2023), under-stair storage, and great potential for updates. Some basement windows require replacement, including one that is boarded and another with a broken exterior panel—presenting a great opportunity to add value through renovation. Outside, the

Photos
Coming
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property boasts a yard with small apple trees and raspberry bushes, perfect for gardening or outdoor enjoyment. A carport with a 220V outlet offers added convenience. Located just minutes from Highway 53, this home is close to schools, parks, and all local amenities. Forestburg is a friendly, close-knit community with a strong K–12 school, golf course, swimming pool, arena, curling rink, and access to scenic walking trails in the Battle River Valley. With some updates and a little TLC, this solid home can truly shine—an ideal opportunity to invest in a peaceful, growing rural community.

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