

\$47,900 - 5402 46 Avenue W, Forestburg

MLS® #A2204683

\$47,900

3 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0.15 Acres

Forestburg, Forestburg, Alberta

Opportunity knocks with this 3-bedroom, 1-bathroom double-wide mobile home on a 57' x 111' lot in Forestburg! Offering 912 sq. ft. of living space, this home is a fixer-upper with great potential for the right buyer. The property also features a detached garage, perfect for storage or a workshop. Conveniently located near downtown shops, the golf course, and the public swimming pool, you'll have easy access to amenities while enjoying small-town living. With immediate possession available, this could be your next investment or renovation project.

Built in 1975

Essential Information

| | |
|----------------|--------------|
| MLS® # | A2204683 |
| Price | \$47,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 912 |
| Acres | 0.15 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modular Home |
| Status | Active |

Community Information



| | |
|-------------|------------------|
| Address | 5402 46 Avenue W |
| Subdivision | Forestburg |
| City | Forestburg |
| County | Flagstaff County |
| Province | Alberta |
| Postal Code | T0B 1N0 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Electric Stove, Refrigerator, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Few Trees |
| Roof | Metal |
| Construction | Metal Siding, Other |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 22nd, 2025 |
| Days on Market | 138 |
| Zoning | R2 |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | The Realty Bureau |
|----------------|-------------------|

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