

\$69,900 - 4413 48 Street, Forestburg

MLS® #A2256632

\$69,900

3 Bedroom, 2.00 Bathroom, 752 sqft

Residential on 0.14 Acres

NONE, Forestburg, Alberta

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 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 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.

Built in 1969



Essential Information

MLS® #	A2256632
Price	\$69,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	752
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4413 48 Street
Subdivision	NONE
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B0H7

Amenities

Parking Spaces	2
Parking	Attached Carport

Interior

Interior Features	Bathroom Rough-in, Closet Organizers
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Treed
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	eXp Realty
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