

# \$375,000 - 4602 51 Street, Forestburg

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MLS® #A2143791

**\$375,000**

4 Bedroom, 3.00 Bathroom, 1,376 sqft

Residential on 0.23 Acres

Forestburg, Forestburg, Alberta

Step into this 1 of a kind property with ICF to the ceiling and triple glazed windows. This home is literally sound proof and energy efficient. There is a large living room with a gas fireplace to keep you warm in the colder winter months. Kitchen is well designed with plenty of storage, dining area and granite countertops. There is a cozy office between the dining area and the living room. Down the wide hallway you will find a 4 pc bath, 2nd bedroom or office and then the primary bedroom. The primary bedroom has its own 4 pc bathroom and large closet. There is a bonus room off the primary currently used for a hot tub, but would make a great gym area, craft room or just about anything you can think of. Downstairs is partially finished with 2 more bedrooms, another 4 pc bathroom and summer kitchen. There is a huge laundry/hobby room as well, plus a wine cellar.

Outside, the yard is very private with a good amount of bushes and trees. There is 10x25 storage shed with a gravel floor, a detached 24x36 heated double garage with a workshop and fenced RV parking. Large deck with wheel chair access if needed.

Built in 2003

## Essential Information

MLS® #                   A2143791

Price                     \$375,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,376
Acres	0.23
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4602 51 Street
Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Granite Counters, Vinyl Windows, Storage
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Conservation, Few Trees, Front Yard, Lawn,

	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

**Additional Information**

Date Listed	June 23rd, 2024
Days on Market	342
Zoning	R1

**Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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