

# \$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 | 68               |
| Zoning         | R2               |

### **Listing Details**

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

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