

# \$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	23
Zoning	R2

### **Listing Details**

Listing Office	The Realty Bureau
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