

\$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	142
Zoning	R2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.