

# \$495,000 - 1-6, 5407 48 Avenue, Forestburg

MLS® #A2227785

**\$495,000**

0 Bedroom, 0.00 Bathroom, 3,082 sqft

Multi-Family on 0.00 Acres

NONE, Forestburg, Alberta

Welcome to an excellent real estate investment opportunity! This 6-unit apartment building is located in the growing community of Forestburg and offers affordable housing for tenants. The showcased photos are of Unit 3, which has been recently renovated. The layout includes one 1-bedroom, 1-bathroom unit (Unit 1), while the remaining five units each feature 2 bedrooms and 1 bathroom. A shared mechanical room houses the hot water tanks, and there is one washer and one dryer available for tenant use. The building offers convenient dual access with both a front and rear main entrance, making it easy to reach any of the six units from either the street or the back of the property. At the rear, you'll find six dedicated gravel parking stalls, while additional street parking is available at the front.

Built in 1976

## Essential Information

MLS® #	A2227785
Price	\$495,000
Bathrooms	0.00
Square Footage	3,082
Acres	0.00
Year Built	1976
Type	Multi-Family
Sub-Type	Apartment



Status	Active
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## Community Information

Address	1-6, 5407 48 Avenue
Subdivision	NONE
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B1N0

## Amenities

Parking Spaces	6
Parking	Parking Pad

## Interior

Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Boiler, Natural Gas
# of Stories	3

## Exterior

Lot Description	Back Lane, Landscaped
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## Additional Information

Date Listed	June 16th, 2025
Days on Market	30
Zoning	R4

## Listing Details

Listing Office	Realty Experts Group Ltd
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