

# \$390,000 - 5606 46 Avenue W, Forestburg

MLS® #A2166361

## \$390,000

5 Bedroom, 3.00 Bathroom, 2,470 sqft  
Residential on 0.24 Acres

Forestburg, Forestburg, Alberta

looking for a large family home, take a look at this 2470 sqft 2 storey , main floor features large kitchen with plenty of cupboards, pantry, dining nook with door to nice deck, formal dining room, living rm. with open ceiling, family rm. off kitchen has cozy gas fireplace & doors to back deck, office, laundry rm. at back entrance, 2 pc bath, upper floor has 4 large bedrooms. primary bedroom features walk in closet and very nice ensuite with jetted tub and separate shower, 4 pc bath, basement features very nice family room. with more than enough space and separate space for bar , another bedroom, 4 pc bath, lg. storage rm. could be finished for 6th bdrm. mechanical room has plenty of storage space, central A/C, large backyard has south facing deck, garden shed would be ideal for golf cart storage, parking space for RV, heated dbl. attached garage, you will be impressed with this beautiful home

Built in 1993

## Essential Information

MLS® #	A2166361
Price	\$390,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,470



Acres	0.24
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	5606 46 Avenue W
Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

### **Amenities**

Amenities	Laundry
Utilities	Electricity Available, Natural Gas Available, Garbage Collection, Phone Available
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Heated Garage, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Dry Bar, High Ceilings, Jetted Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Standard

	Shaped Lot, Street Lighting
Roof	Asphalt
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 15th, 2024
Days on Market	207
Zoning	R1

### **Listing Details**

Listing Office	Royal LePage Rose Country Realty
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