

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

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Street Lighting, |

|              |   |
|--------------|---|
|              | Standard Shaped Lot                       |
| Roof         | Asphalt                                   |
| Construction | Brick, Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2024 |
| Days on Market | 342                  |
| Zoning         | R1                   |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Rose Country Realty |
|----------------|----------------------------------|

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