



**5606 46 Avenue W  
Forestburg, Alberta**

**MLS # A2292434**



**\$375,000**

<b>Division:</b>	Forestburg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,470 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Heated Garage, Off		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Standard Shaped Lot,		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Garbage Collection, Phone
<b>Features:</b>	Dry Bar, High Ceilings, Jetted Tub, Walk-In Closet(s)		

**Inclusions:** SHED

Looking for a large family home. Take a look at this beautiful two-story house. You will appreciate the amount of living space this home has to offer. The main floor features spacious living room with high vaulted ceiling, a formal dining room. Bright kitchen with plenty of cupboard and counter space. Eating area with garden door to back deck. The family room has a cozy gas fireplace and garden doors to back deck. Extra room for an office, main floor laundry off side entrance and a two-piece bathroom. You will be impressed as you walk up the decorative staircase. The second floor boasts a primary bedroom with a walk-in closet and a very nice four piece en suite with a jet tub and separate shower. Three more nice size bedrooms and another four piece bathroom. In the basement, you will find a very nice family room with separate space for a bar. One more bedroom and a four piece bathroom. The large storage room could be finished for a sixth bedroom. The mechanical room has more than enough space for extra storage. The backyard has a south facing deck. Great place for your morning coffee. The garden shed would be ideal for golf cart storage. Extra parking space for your RV with back lane access. Heated double detached garage. You will be impressed with this spacious two storey home in the friendly community of Forestburg