# \$430,000 - 5416 46 Avenue, Forestburg

MLS® #A2220384

#### \$430,000

6 Bedroom, 3.00 Bathroom, 1,978 sqft Residential on 0.48 Acres

Forestburg, Forestburg, Alberta

Welcome to the heart of Forestburgâ€"where small-town charm meets modern convenience! This beautifully designed custom bi-level home offers nearly 2,000 sq ft of main-level living, plus a bright and fully finished 1,568 basement, creating the ideal space for families of all sizes. This home is an ICF build!

Sitting proudly on two full lots, you'II have room to roam both inside and out. The attached 30' x 40' boiler in-floor, heated garage is a true standout, boasting 12.5-foot ceilings, 10-foot overhead doors, and an 11-foot rear drive-through doorâ€"perfect for RVs, large trucks, or your dream shop setup. With front and rear driveways and space for up to 9 vehicles (plus street parking), you'II never run short on parking. Need even more space? A detached 18' x 24' garage is perfect for a workshop or extra vehicle storage.

Step inside to soaring vaulted ceilings and an open-concept floorplan ideal for entertaining or relaxed family living. The main level features an entry-level recreation room with a separate entrance, currently used as a pool table roomâ€"ideal for a home office or business. The spacious kitchen and dining area easily accommodates two dining tables and opens onto a multi-level, maintenance-free deckâ€"partially covered for year-round enjoyment.

The main level also includes a main-floor







laundry, a den/home office, and 2 generously sized bedrooms, including a luxurious primary suite with walk-in closet and 4-piece ensuite featuring a jetted soaker tub.

Downstairs, the fully finished basement provides even more space with a cozy family room warmed by a wood-burning stove, 4 large and bright bedrooms, a gym or second office, and a flexible open space perfect for hobbies, study, or play.

#### Additional highlights:

In-floor heating system with 5 active zones (plus 6th ready for the detached garage) powered by a high-efficiency boiler

Tons of natural light throughout

Ideal for large or growing families!

Move-in ready and meticulously maintained

Enjoy the friendly atmosphere of Forestburg while staying close to exciting new developments coming to the area. Don't miss your chance to own one of the most unique and versatile homes in town!

Built in 2008

#### **Essential Information**

MLS® # A2220384 Price \$430,000

Bedrooms 6
Bathrooms 3.00
Full Baths 3

Square Footage 1,978
Acres 0.48
Year Built 2008

Type Residential

Sub-Type Detached
Style Bi-Level
Status Active

### **Community Information**

Address 5416 46 Avenue

Subdivision Forestburg
City Forestburg

County Flagstaff County

Province Alberta
Postal Code T0B 0H7

#### **Amenities**

Parking Spaces 5

Parking Additional Parking, Double Garage Attached, Heated Garage, Single

Garage Detached, Alley Access, Driveway, Drive Through, Front Drive,

Oversized, Rear Drive

# of Garages 5

#### Interior

Interior Features Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen

Island, Laminate Counters, No Animal Home, No Smoking Home, Open

Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator,

Washer, Double Oven

Heating Boiler, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Basement, Free Standing, Wood Burning Stove

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Corner Lot, Front Yard, Landscaped, Irregular Lot

Roof Asphalt Shingle

Construction ICFs (Insulated Concrete Forms), Wood Frame

Foundation ICF Block

#### **Additional Information**

Date Listed May 13th, 2025

Days on Market 172 Zoning R2

## **Listing Details**

Listing Office RE/MAX Real Estate (Edmonton) Ltd.

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.