

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

MLS® #A2220384

**\$430,000**

6 Bedroom, 3.00 Bathroom, 1,978 sqft

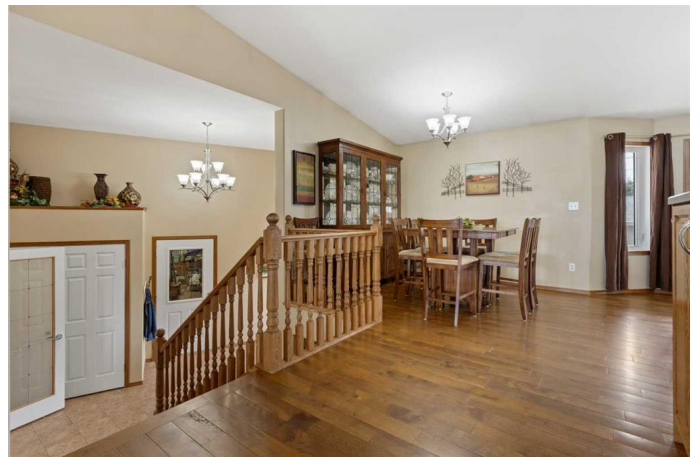
Residential on 0.48 Acres

Forestburg, Forestburg, Alberta

Welcome to the heart of Forestburg 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, including multi-generational living. This home is an ICF build!

Sitting proudly on two full lots, you'll 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 door 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'll 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 room 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 deck 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, Alley Access, Double Garage Attached, Driveway, Heated Garage, Oversized, Rear Drive, Single Garage Detached, Drive Through, Front 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, Vaulted Ceiling(s), Walk-In Closet(s), Sump Pump(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	Free Standing, Wood Burning Stove, Basement
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	3
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.