



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



Main Photo

Property Description

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. 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!

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: RE/MAX Real Estate (Edmonton) Ltd.



P: