

\$459,000 - 5622 45 Avenue W, Forestburg

MLS® #A1117407

\$459,000

4 Bedroom, 4.00 Bathroom, 2,159 sqft
Residential on 0 Acres

Forestburg, Forestburg, Alberta

CUSTOM BUILT 2 STOREY HOME, 2159 SQFT. 4 BDRM, 3 1/2 BATH, YOU WILL BE IMPRESSED THE MINUTE YOU WALK THROUGH THE DOOR, MAIN FLOOR FEATURES 9' CEILINGS THAT COMPLIMENT THE OPEN FLOOR PLAN, ALL WINDOWS HAVE BEEN OVER-SIZED, LIVING RM. HAS COZY GAS FIREPLACE, DINING RM. HAS GARDEN DOORS TO CEDAR DECK WITH PERGOLA, LG. KITCHEN FEATURES CHERRY WOOD CABINETS, NEW QUARTZ COUNTERTOPS & TRAVERTINE BACKSPLASH, ISLAND AND WALK-IN PANTRY, 2PC BATH, LAUNDRY RM, OFFICE, ENGINEERED HARDWOODTHROUGH-OUT MAIN & UPPER FLOOR, UPPER FLOOR HAS NICE MASTER BEDROOM WITH WALL TO WALL CLOSETS, 4PC ENSUITE WITH SOAKER TUB, SHOWER & WALK-IN CLOSET, BRIGHT STUDIO WITH VAULTED CEILING WILL MAKE A GREAT READING/GYM AREA, 4PC BATH, FINISHED BASEMENT HAS 8' CEILINGS, LG. FAMILY RM. WITH ANOTHER GAS FIREPLACE, 2-BEDROOMS, 3PC BATH, MECHANICAL RM. WITH PLENTY OF STORAGE, ATTACHED HEATED DBL. GARAGE, DET. 20'X26' GARAGE, RV PARKING, WELL TREED FENCED BACKYARD ON A CORNER LOT

Built in 2007

Essential Information



MLS® #	A1117407
Price	\$459,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,159
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	5622 45 Avenue W
Subdivision	Forestburg
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

Amenities

Parking Spaces	6
Parking	Driveway, Concrete Driveway, Double Garage Attached, Double Garage Detached, Garage Faces Front, Heated Garage, Off Street, RV Access/Parking
# of Garages	4

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Garage Control(s), Gas Stove, Window Coverings, ENERGY STAR Qualified Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Has Basement	Yes

Basement	Finished, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room

Exterior

Exterior Features	Private Yard, Gas Grill
Lot Description	Back Yard, Corner Lot, Landscaped, Level, Many Trees, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms), Silent Floor Joists
Foundation	ICF Block

Additional Information

Date Listed	June 7th, 2021
Days on Market	52
Zoning	R1

Listing Details

Listing Office	Courtesy Of Corey Jacobsen Of Royal LePage Rose Country Realty
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