



GRASSROOTS
REALTY GROUP

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5410 47 Avenue W
Forestburg, Alberta

MLS # A2297400



\$370,000

Division:	Forestburg		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,923 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: 2nd Fridge

Stepping into this home feels like stepping into the lifestyle so many families dream of. Warm hardwood floors guide you through an inviting front entrance and into a bright, spacious living and dining area designed for gathering, celebrating, and everyday comfort. The beautifully updated kitchen features modern cabinetry, a generous island with extra storage, and a welcoming breakfast bar, an ideal hub for busy mornings and family conversations. The second level offers a standout family room with an electric fireplace insert and patio doors leading to the back deck, creating a perfect space for movie nights or relaxed weekends. This level also includes a convenient 2 piece bathroom, a laundry room, and direct access to the double attached garage. Upstairs, four spacious bedrooms provide room for everyone, along with a 4 piece main bathroom and a 3 piece ensuite in the primary suite, complete with a walk-in closet. It's a layout that truly supports a growing family. The fourth level expands your possibilities even further with another family room, an additional bedroom or office, a large utility room, and exceptional storage. Outside, the fully fenced and landscaped yard offers a safe, private place for kids and pets to play. Set on a quiet street just steps from the park, this home delivers the comfort, space, and community feel that make it an exceptional place to raise a family.