



GRASSROOTS
REALTY GROUP

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5615 45 Avenue W
Forestburg, Alberta

MLS # A2300958



\$395,000

Division:	Forestburg		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,656 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Front Drive, Garage Faces Front, Heated Garage		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Storage, Vinyl Windows		

Inclusions: Shed

Step into this wonderful Forestburg family home and feel instantly welcomed. The roomy front entry opens into a large living area and a bright, well designed kitchen complete with an island, pantry, and French doors leading to a spacious back deck, perfect for morning coffee or summer BBQs. Three main floor bedrooms, including a primary with ensuite, offer comfortable living for the whole family. You'll absolutely love the bonus room above the garage, whether you imagine it as a games room, movie space, or a quiet hideaway. Main-floor laundry adds everyday convenience. Downstairs, the huge family room gives you endless possibilities, along with another bedroom, a 3 piece bath, and an office that could easily become a fifth bedroom. In-floor heating in both the basement and garage keeps the home warm and cozy. The fully fenced, landscaped yard provides plenty of outdoor space and yes, there's room for your RV too.