

## \$355,000 - 4311 57 Avenue, Barrhead

MLS® #E4439969

**\$355,000**

6 Bedroom, 3.50 Bathroom, 2,231 sqft

Single Family on 0.00 Acres

Barrhead, Barrhead, AB

With over 3300 sqft of combined living space and situated on a beautifully landscaped double lot there really is nothing missing here! This two storey home plus basement is not just large it is also very thoughtfully designed for family use and entertaining. Every room is bright and airy and flows well within the square footage but also offers enough separation between the rooms to make hosting large family functions a breeze. The upstairs features 5 bedrooms and 2 bathrooms as well as plenty of storage. On the main floor sprawled over 1150 sqft are the kitchen, living room, laundry room and office. The basement is partially finished and houses the utility room, bathroom, secondary laundry area as well as family room and massive bedroom! The yard must be seen to be truly appreciated as it is gorgeous and much like the house - perfectly suited for a growing family. A double detached garage completes this property perfectly!

Built in 1968

### Essential Information

MLS® #	E4439969
Price	\$355,000
Bedrooms	6
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,231
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4311 57 Avenue
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1K3

### Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Dryer-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Barrhead Elementary
Middle	Barrhead Composite High
High	Barrhead Composite High

**Additional Information**

Date Listed	June 2nd, 2025
Days on Market	55
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 27th, 2025 at 9:17am MDT