

## \$239,900 - 4611 - 53 Ave, Barrhead

MLS® #E4448944

**\$239,900**

3 Bedroom, 2.00 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Barrhead, Barrhead, AB

Welcome to this charming 1984 built 3 bedroom bungalow in Barrhead! This home is situated on a nice sized corner lot in Barrhead with a fully fenced back/side yard, welcoming front yard and large parking pad leading towards the back entrance. The yard is a lovely size and is easily and visually separated into different areas for gardening, practical storage, fire pit area and just simple green space to enjoy. The home is bright and welcoming with loads of natural light! The main floor features three bedrooms, family bathroom, good sized front living room as well as a spacious kitchen and dining area. The basement awaits some finishing touches but does offer a large rumpus room area plus bathroom as well as a very functional laundry and utility space! All in all this is a lovely home for all stages of life!

Built in 1984

### Essential Information

MLS® #	E4448944
Price	\$239,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00



Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4611 - 53 Ave
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1H3

### **Amenities**

Amenities	No Smoking Home, See Remarks
Parking	No Garage

### **Interior**

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Barrhead Elementary
Middle	Barrhead Composite High
High	Barrhead Composite High

### **Additional Information**

Date Listed July 21st, 2025

Days on Market 6

Zoning Zone 70

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