

# \$324,900 - 4418 55 Avenue, Barrhead

MLS® #E4453134

**\$324,900**

3 Bedroom, 2.00 Bathroom, 1,442 sqft  
Single Family on 0.00 Acres

Barrhead, Barrhead, AB

BRAND NEW Half Duplex, with 1442 sqft, 3 bdrms PLUS LOFT. The main floor features a large living room with 9-foot ceiling, a kitchen-dining room area, the master bedroom with 4-pc combo ensuite-main bathroom, laundry room and mechanical room. The concrete slab has IN-FLOOR HEAT with 2 zones on the main level (combination hot water tank-heater) Upstairs you are greeted by a spacious LOFT overlooking the downstairs living room....and then on to another full 4-pc bath and 2 bedrooms. A fence will be built along the west property line. At this point of construction, YOU STILL HAVE OPTIONS for paint colors, type of flooring and color of appliances. Comes with 5-yr new home warranty. Taxes are estimated and GST is included.

Built in 2025

## Essential Information

MLS® #	E4453134
Price	\$324,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,442
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4418 55 Avenue
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1K1

### Amenities

Amenities	Ceiling 9 ft., Exterior Walls- 2"x6"
Parking	No Garage

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Metal, Vinyl
Exterior Features	Back Lane, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Metal
Construction	Wood, Metal, Vinyl
Foundation	Slab

### Additional Information

Date Listed	August 14th, 2025
Days on Market	5
Zoning	Zone 70

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Listing information last updated on August 19th, 2025 at 3:47am MDT