# \$309,900 - 4416 55 Avenue, Barrhead

MLS® #E4453155

#### \$309,900

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, 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.



#### **Essential Information**

MLS® # E4453155 Price \$309,900

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 4416 55 Avenue

Area Barrhead
Subdivision Barrhead
City Barrhead
County ALBERTA

Province AB

Postal Code T7N 1K1

#### **Amenities**

Amenities 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 69

Zoning Zone 70

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