

## \$327,500 - 4412 53 Avenue, Barrhead

MLS® #E4439425

**\$327,500**

3 Bedroom, 3.00 Bathroom, 1,228 sqft

Single Family on 0.00 Acres

Barrhead, Barrhead, AB

Extremely WELL CARED-FOR 1228 sqft bungalow with only one owner. FEATURES include oak kitchen cabinets with island, pocket door into formal dining room, French door onto large deck, vaulted ceiling, 3-pc ensuite, oak trim , and new shingles (2020). One of the three bedrooms is currently being used as a main floor laundry room (can easily be switched back to a bedroom). The BASEMENT is waiting for your personal touch with gyproc already hung on perimeter walls, plus a new 3-pc bathroom in 2019. The garage is insulated and the yard has a nice chain link fence with several gates to make your move easy. This home is clean and WAITING FOR YOU.

Built in 2002

### Essential Information

MLS® #	E4439425
Price	\$327,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,228
Acres	0.00
Year Built	2002
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4412 53 Avenue
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1J8

### Amenities

Amenities	Deck, Vaulted Ceiling
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby, See Remarks
Lot Description	50x130
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 30th, 2025
Days on Market	17
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 June 16th, 2025 at 8:02pm MDT