

## \$243,500 - 4712 51 Avenue, Barrhead

MLS® #E4431198

**\$243,500**

4 Bedroom, 2.00 Bathroom, 960 sqft

Single Family on 0.00 Acres

Barrhead, Barrhead, AB

If you need a QUICK POSSESSION then this clean & ready-to-go 960sqft bungalow might be what you're looking for. The well laid out main floor has a renovated kitchen, renovated 4-pc bath, dining room plus 3 bedrooms. The basement greets you with a flex area at the foot of the stairs, another 4-pc bath, a huge rumpus room , a 4th bedroom and utility-laundry room. This home has had tons of RENOS-UPGRADES including: 35-yr shingles (2020 house & garage), 100 amp electrical, paint, sidewalks, 40 gallon h-w tank (2014), kitchen cabinets-countertops, both bathrooms, hardwood flooring & doors-trim.....plus the stainless steel fridge-stove-dishwasher are all around 5 yrs old. Outside you can entertain on the 8x16 deck or take a quick 2 block walk to downtown. GREAT LOCATION with only half block to hospital.

Built in 1959

### Essential Information

MLS® #	E4431198
Price	\$243,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	960



Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4712 51 Avenue
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1H4

### Amenities

Amenities	Deck
Parking	Single Garage Detached, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Level Land, Schools, Shopping Nearby, Partially Fenced
Lot Description	52x122
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 16th, 2025
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Days on Market 63

Zoning Zone 70

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