

\$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	19
Zoning	Zone 70

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Listing information last updated on June 18th, 2025 at 4:17am MDT