

\$309,000 - 4310 56 Avenue, Barrhead

MLS® #E4458130

\$309,000

3 Bedroom, 2.00 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Barrhead, Barrhead, AB

Proudly owned uptown Bungalow on good lot w/ double car garage in the NE corner of town continually kept in excellent condition both inside & out. Quality oak kitchen cabinetry & attaching dining area. The 3 bedrooms include a very large & spacious master bedroom w/ walk out access to solarium sitting deck area. 2 full bathrooms. Basement recreation complete w/ refreshment bar. Dedicated laundry & deep freeze area. Good storage spaces plus hard to find corner cold room. Fenced yard features substantial garden plot, high wall greenhouse & a covered patio area connected to the sun filled solarium. Yard has potential extra parking space or lawn area w/ reduction of garden plot. Yard Shed & mature trees. Garage has been insulated & features a new Overhead door. An all around excellent property from young to retirement ready & awaiting you.

Built in 1962

Essential Information

MLS® #	E4458130
Price	\$309,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,076



Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4310 56 Avenue
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1K2

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 16th, 2025
Days on Market	2
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 September 17th, 2025 at 11:32pm MDT