

## \$425,000 - 5208 56 Street, Barrhead

MLS® #E4432470

**\$425,000**

4 Bedroom, 2.50 Bathroom, 1,351 sqft

Single Family on 0.00 Acres

Barrhead, Barrhead, AB

Very impressive home - with these unique and attractive features. Located in quiet cul de sac with treed reserve directly behind property. A double lot with exterior fencing and gorgeous nature treed landscaping. Road and alley access on 3 sides. Uniquely and attractively developed with extra quality features. Each level of this 4 level split home will provide comfort for your family and will impress your visitors. Impressive on the inside and superb on the outside.

Built in 1976

### Essential Information

MLS® #	E4432470
Price	\$425,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,351
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active



## Community Information

Address	5208 56 Street
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T0G 0E0

## Amenities

Amenities	Air Conditioner, Crawl Space, Deck, Dog Run-Fenced In, Front Porch, Hot Water Natural Gas, Walk-up Basement, See Remarks
Parking	Double Garage Attached, Front Drive Access, Insulated

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Curtains and Blinds
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Wall Mount, See Remarks
Stories	4
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Brick, Composition
Exterior Features	Back Lane, Backs Onto Park/Trees, Corner Lot, Fenced, Level Land, Public Swimming Pool, Schools, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Composition
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	7
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 April 30th, 2025 at 1:17pm MDT