

\$355,000 - 5406 49 Avenue, Barrhead

MLS® #E4446646

\$355,000

3 Bedroom, 2.00 Bathroom, 1,308 sqft

Single Family on 0.00 Acres

Barrhead, Barrhead, AB

Exceptional Bi Level home featuring outstanding upgrades inside & out plus oversized 24' x 32' garage plus covered car port parking w/ convenient walk in door bsmnt access neatly located in quiet private cul de sac. Fresh floors, paints, cabinetry, bathroom redesigns, siding plus much more. Main floor features an open & spacious feel, fresh kitchen cabinetry along w/ plentiful space for large dining table & unbelievable family area. 2 good sized main floor bedrooms along w/ a 3rd down stairs. Bsmnt recreation features large light gathering windows & cozy corner wood stove to reduce energy costs. Updated furnace & utilities. Important dedicated laundry room w/ extra storage space. Recent privacy fenced back yard w/ mature shade tree & overlooking sitting deck accessible from main floor great room. Excellent off street back alley parking pad space. Garage features heated work area & plentiful storage. A real must see w/ so many extra conveniences & features compared to other properties ready & awaiting you.

Built in 1978

Essential Information

MLS® # E4446646

Price \$355,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,308
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5406 49 Avenue
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1G2

Amenities

Amenities	Hot Water Natural Gas, Sunroom, Walkout Basement, Walk-up Basement, Workshop
Parking	Double Garage Detached, Front/Rear Drive Access, Rear Drive Access, Single Carport

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	6 blocks
Middle	6 blocks
High	6 blocks

Additional Information

Date Listed	July 9th, 2025
Days on Market	2
Zoning	Zone 70

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Listing information last updated on July 11th, 2025 at 11:33am MDT