

## \$299,000 - 5812 - 53 Street, Barrhead

MLS® #E4457845

**\$299,000**

5 Bedroom, 2.50 Bathroom, 1,344 sqft

Single Family on 0.00 Acres

Barrhead, Barrhead, AB

This one will check a lot of the boxes. This 1344 sq.ft. 3 bedroom bungalow is in a great location with Cecile Martin Park off the backyard. All the rooms are good sized and the home is very well maintained. The living room is particularly large. Currently the 3rd bedroom is a laundry which could stay or go as all the hook ups are in the basement as well. There is a 4 piece bath both up and down along with a 2 piece ensuite. There are two more bedrooms in the basement along with a large Rec room. This home would work for a large family or a retired couple would be quite happy here as well. Outside the backyard is fenced and has lots of room for the family along with a garden area.

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457845  |
| Price          | \$299,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,344     |
| Acres          | 0.00      |
| Year Built     | 1980      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5812 - 53 Street |
| Area        | Barrhead         |
| Subdivision | Barrhead         |
| City        | Barrhead         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7N 1N1          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | R.V. Storage, Vinyl Windows        |
| Parking   | Over Sized, Single Garage Attached |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Stories           | 1                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Partially Finished                                                                                    |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Composition, Stone                            |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Treed Lot |
| Roof              | Metal                                               |
| Construction      | Wood, Composition, Stone                            |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 70              |

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