

\$389,000 - 4514 56 Avenue, Barrhead

MLS® #E4459906

\$389,000

4 Bedroom, 2.50 Bathroom, 1,300 sqft
Single Family on 0.00 Acres

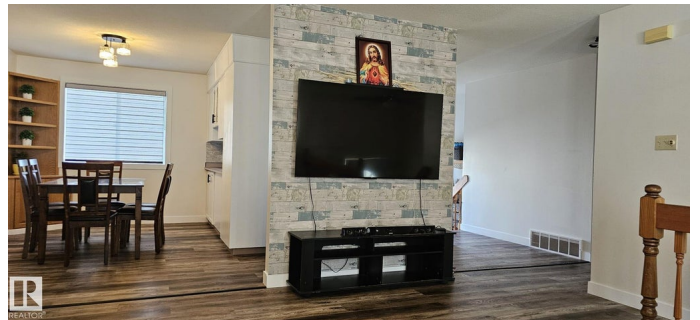
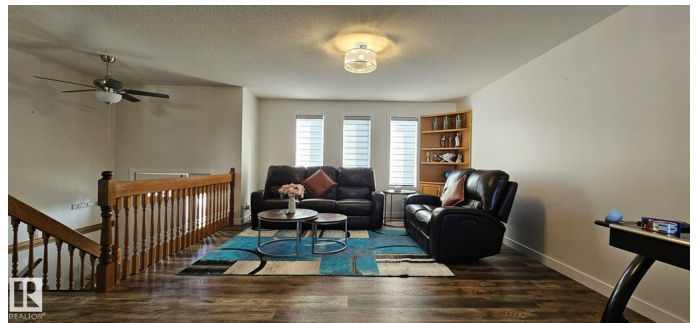
Barrhead, Barrhead, AB

Nestled in a peaceful and mature neighborhood of Barrhead, this inviting property offers the perfect blend of comfort, convenience, and space for your growing family. With its warm and welcoming atmosphere, Step inside to discover a thoughtfully designed layout featuring four generously sized bedrooms and 2.5 bathrooms. The primary bedroom provides a private retreat complete with a convenient 2-piece ensuite. The heart of the home is the bright and airy living area, perfect for entertaining guests. Further enhancing this home's appeal, the basement stays cozy all winter long thanks to comfortable infloor heating, creating a warm and inviting space year-round. The home's appeal extends to the fantastic outdoor space. Host summer barbecues on the spacious deck, which overlooks the generous, fully fenced yard offering a secure space for children to play and pets to roam freely. For hobbyists and vehicle owners, the property includes an extra-wide double detached garage with a built-in workbench.

Built in 1993

Essential Information

MLS® #	E4459906
Price	\$389,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,300
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4514 56 Avenue
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1K6

Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, Natural Gas Stove Hookup
Parking	2 Outdoor Stalls, Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 28th, 2025
Days on Market	7
Zoning	Zone 70

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Listing information last updated on October 5th, 2025 at 9:47am MDT