

## \$330,000 - 5716 46 Street, Barrhead

MLS® #E4432788

**\$330,000**

3 Bedroom, 1.50 Bathroom, 777 sqft

Single Family on 0.00 Acres

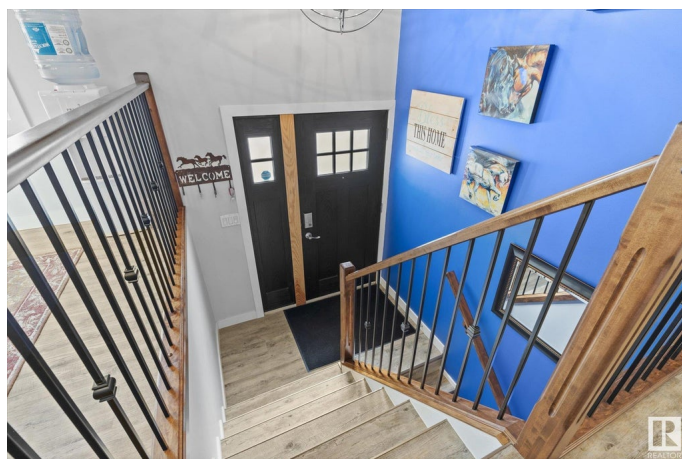
Barrhead, Barrhead, AB

Charming and move-in ready, this updated bi-level home in Barrhead offers comfort, style, and a fantastic location backing onto the AG grounds. Fully fenced and beautifully landscaped, the property features a double detached garage and generous rear parking—perfect for extra vehicles or a trailer. Inside, you'll find 3 bedrooms located on the lower level along with a full 4 piece bathroom. The main floor includes a bright and welcoming living space, a convenient half bath, and a crisp white kitchen that adds a fresh, modern touch. Renovated in 2017, this home includes newer windows and a front door, as well as new concrete walkways that enhance the curb appeal and function of the outdoor space. Ideal for first-time buyers, small families, or those looking to downsize without sacrificing comfort or convenience. This gem won't last long!

Built in 1984

### Essential Information

MLS® #	E4432788
Price	\$330,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	777
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	5716 46 Street
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1K5

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Metal
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 25th, 2025
-------------	------------------

Days on Market 5

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 6:47pm MDT