

\$165,000 - 4312 53 Avenue, Barrhead

MLS® #E4447071

\$165,000

3 Bedroom, 1.00 Bathroom, 1,008 sqft

Single Family on 0.00 Acres

Barrhead, Barrhead, AB

2-Bedroom Home with Updated Kitchen on Large Lot. Excellent Investment Opportunity. This 2-bedroom, 1 bath home offers solid potential with an updated kitchen and an unfinished basement, ideal for customization or expansion. Situated on an expansive lot, the property features a concrete pad in the backyard, providing options for additional parking, a future garage, or outdoor entertaining space. With its combination of existing updates and room for improvement, this property is well suited for investors, renovators, or buyers seeking to add value through renovation. Donâ€™t miss this chance to secure a versatile home on a generous lot in a desirable area.

Built in 1960

Essential Information

MLS® #	E4447071
Price	\$165,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,008
Acres	0.00
Year Built	1960
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4312 53 Avenue
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1J8

Amenities

Amenities	See Remarks
Parking	Front/Rear Drive Access

Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick
Exterior Features	Back Lane, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 10th, 2025
Days on Market	1
Zoning	Zone 70
RE / Bank Owned	Yes

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 July 11th, 2025 at 8:02am MDT