

## \$450,000 - 4823 49a Street, Barrhead

MLS® #E4466081

**\$450,000**

5 Bedroom, 3.00 Bathroom, 1,367 sqft

Single Family on 0.00 Acres

Barrhead, Barrhead, AB

Wonderful family home just a stones throw away from the in town golf course! Enjoy living in a mature neighbourhood in Barrhead offering you larger yard sizes and mature trees and landscaping. This home has been thoughtfully maintained and is ready for a new family to call it home! The main floor features large windows, bright spaces and cozy nooks lending itself well to family life and entertaining. On the main floor you will find the kitchen, dining and living room as well as a den, Master bedroom with ensuite and double closets, family bathroom and second bedroom. The basement is fully finished with three bedrooms, bathroom, laundry and utility rooms as well as large family area and flex space that can be used for whatever your heart desires. The backyard is the perfect size and is complimented by both 2 patio areas, green space and lovely landscaping. Attached to the home you will find a good sized double car garage! All in all the perfect family home.

Built in 1998

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4466081  |
| Price     | \$450,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,367                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4823 49a Street |
| Area        | Barrhead        |
| Subdivision | Barrhead        |
| City        | Barrhead        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7N 1G6         |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                          |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                |
| Stories           | 2                                                                                                        |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full, Finished                                                                                           |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                           |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Barrhead Elementary |
| Middle     | Barrhead Composite  |
| High       | Barrhead Composite  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 17th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 70             |

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Listing information last updated on November 18th, 2025 at 7:02pm MST