

## \$305,000 - 4818 50 Street, Barrhead

MLS® #E4449101

**\$305,000**

4 Bedroom, 2.50 Bathroom, 1,159 sqft

Single Family on 0.00 Acres

Barrhead, Barrhead, AB

Welcome to this 4 bedroom, 3 bath Bi-level home on a nice sized lot in Barrhead. Walking distance to the golf course, with a playground and walking path nearby along the Paddle River. Nice size primary bedroom with 2pc ensuite. Updated bedroom and bathroom in the basement. Good size laundry room. Wood burning fire place to enjoy on those cold winter days. Basement has a spot roughed in and ready for a fireplace as well. With a little bit of love and updating this could be the perfect home for your growing family. New Hot water tank in fall of 2024. Shingles done 2 years ago. Well maintained exterior. Low maintenance landscape. Beautiful mature trees. An abundance of parking. Two sheds for storage ( larger shed has power).

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449101  |
| Price          | \$305,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,159     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1978                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4818 50 Street |
| Area        | Barrhead       |
| Subdivision | Barrhead       |
| City        | Barrhead       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7N 1G4        |

### Amenities

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Parking-Plug-Ins, See Remarks, Natural Gas BBQ Hookup                                              |
| Parking   | Front/Rear Drive Access, No Garage, Parking Pad Cement/Paved, Rear Drive Access, RV Parking, See Remarks |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Fireplace         | Yes                                                                              |
| Fireplaces        | Brick Facing, Mantel, Roughed In                                                 |
| Stories           | 2                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Finished                                                                   |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, See Remarks |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

Date Listed July 22nd, 2025

Days on Market 103

Zoning Zone 70

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