

Courtesy Of Jomet Joseph Of Kairali Realty Inc.

\$379,900 - 4514 56 Avenue, Barrhead

MLS® #E4459906

\$379,900

4 Bedroom, 2.50 Bathroom, 1,300 sqft

Single Family on 0.00 Acres

Barrhead, Barrhead, AB

Welcome home to this beautifully updated property nestled in a quiet, mature area of Barrhead – perfect for families seeking space, comfort, and convenience. Featuring 4 spacious bedrooms and 2.5 bathrooms, this home offers a bright, open living area ideal for gatherings and everyday living. The primary bedroom includes a private 2-piece ensuite, while the finished basement with in-floor heating provides a cozy retreat all year round. Enjoy recent upgrades throughout, including new vinyl flooring & fresh paint on the main floor, and new 2025 garage shingles – adding value and peace of mind. Step outside to your large, fully fenced backyard with a spacious deck, perfect for summer barbecues and family fun. The extra-wide double detached garage includes a built-in workbench, making it a dream for hobbyists or those needing extra storage. A wonderful opportunity in one of Barrhead’s most desirable neighborhoods – move-in ready and waiting for your family!

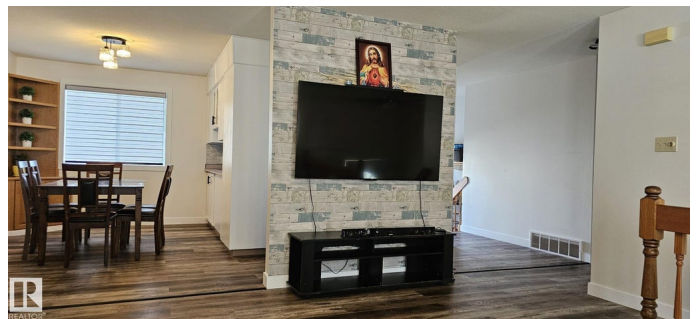
Built in 1993

Essential Information

MLS® # E4459906

Price \$379,900

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-Electric, 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	42
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 November 9th, 2025 at 11:17am MST