

## \$89,700 - 4509 55 Avenue, Barrhead

MLS® #E4461614

**\$89,700**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Barrhead, Barrhead, AB

Investor Alert or Dream Build Opportunity in Barrhead! This prime 50' x 130' R2-zoned lot offers multi-unit development potential in a growing community with extremely limited rental inventory. Perfect for a duplex with basement suites or a single family custom build home! Estimated construction cost around \$140/sq ft, giving strong cash-flow potential from day one. Located just one block east of Barrhead's Ball Park Sports Grounds with back-alley access, extra yard space, and subdivision possibilities for future growth. The town is ready for a visionary who sees the potential in affordable small-town living with big-city returns. Build your dream home, add to your rental portfolio, or split...your choice!

### Essential Information

MLS® #	E4461614
Price	\$89,700
Lease Rate	\$15
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information



Address	4509 55 Avenue
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1J9

### **Exterior**

Exterior Features    Back Lane, Flat Site, Level Land, See Remarks

### **Additional Information**

Date Listed	October 9th, 2025
Days on Market	5
Zoning	Zone 70

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Listing information last updated on October 14th, 2025 at 1:47am MDT