

\$330,000 - 5716 46 Street, Barrhead

MLS® #E4432788

\$330,000

3 Bedroom, 1.50 Bathroom, 777 sqft

Single Family on 0.00 Acres

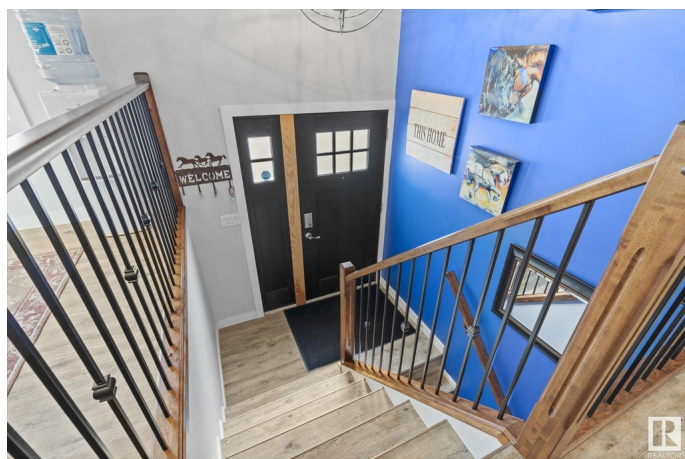
Barrhead, Barrhead, AB

Charming and move-in ready, this updated bi-level home in Barrhead offers comfort, style, and a fantastic location backing onto the AG grounds. Fully fenced and beautifully landscaped, the property features a double detached garage and generous rear parking—perfect for extra vehicles or a trailer. Inside, you'll find 3 bedrooms located on the lower level along with a full 4 piece bathroom. The main floor includes a bright and welcoming living space, a convenient half bath, and a crisp white kitchen that adds a fresh, modern touch. Renovated in 2017, this home includes newer windows and a front door, as well as new concrete walkways that enhance the curb appeal and function of the outdoor space. Ideal for first-time buyers, small families, or those looking to downsize without sacrificing comfort or convenience. This gem won't last long!

Built in 1984

Essential Information

MLS® #	E4432788
Price	\$330,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	777
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	5716 46 Street
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1K5

Amenities

Amenities	Deck
Parking	Double Garage Detached

Interior

Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Metal
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 25th, 2025
-------------	------------------

Days on Market 6

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 May 1st, 2025 at 8:47pm MDT