

## \$355,000 - 4311 57 Avenue, Barrhead

MLS® #E4439969

**\$355,000**

6 Bedroom, 3.50 Bathroom, 2,231 sqft

Single Family on 0.00 Acres

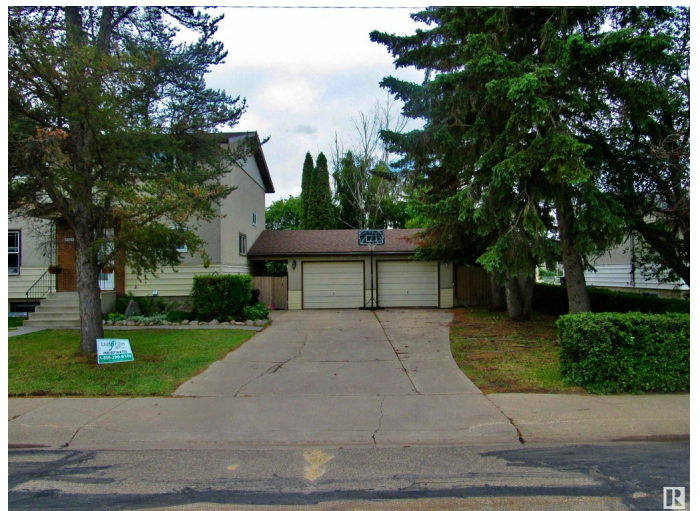
Barrhead, Barrhead, AB

With over 3300 sqft of combined living space and situated on a beautifully landscaped double lot there really is nothing missing here! This two storey home plus basement is not just large it is also very thoughtfully designed for family use and entertaining. Every room is bright and airy and flows well within the square footage but also offers enough separation between the rooms to make hosting large family functions a breeze. The upstairs features 5 bedrooms and 2 bathrooms as well as plenty of storage. On the main floor sprawled over 1150 sqft are the kitchen, living room, laundry room and office. The basement is partially finished and houses the utility room, bathroom, secondary laundry area as well as family room and massive bedroom! The yard must be seen to be truly appreciated as it is gorgeous and much like the house - perfectly suited for a growing family. A double detached garage completes this property perfectly!

Built in 1968

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439969  |
| Price     | \$355,000 |
| Bedrooms  | 6         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,231                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4311 57 Avenue |
| Area        | Barrhead       |
| Subdivision | Barrhead       |
| City        | Barrhead       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7N 1K3        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Detectors Smoke, No Smoking Home, See Remarks |
| Parking   | Double Garage Detached                              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Dryer-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

**School Information**

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 70        |

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Listing information last updated on June 19th, 2025 at 12:33pm MDT