

\$314,900 - 4418 55 Avenue, Barrhead

MLS® #E4453134

\$314,900

3 Bedroom, 2.00 Bathroom, 1,442 sqft
Single Family on 0.00 Acres

Barrhead, Barrhead, AB

BRAND NEW Half Duplex, with 1442 sqft, 3 bdrms PLUS LOFT. The main floor features a large living room with 9-foot ceiling, a kitchen-dining room area, the master bedroom with 4-pc combo ensuite-main bathroom, laundry room and mechanical room. The concrete slab has IN-FLOOR HEAT with 2 zones on the main level (combination hot water tank-heater) Upstairs you are greeted by a spacious LOFT overlooking the downstairs living room....and then on to another full 4-pc bath and 2 bedrooms. A fence will be built along the west property line. At this point of construction, YOU STILL HAVE OPTIONS for paint colors, type of flooring and color of appliances. Comes with 5-yr new home warranty. Taxes are estimated and GST is included.

Built in 2025

Essential Information

MLS® #	E4453134
Price	\$314,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,442
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	4418 55 Avenue
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1K1

Amenities

Amenities	Ceiling 9 ft., Exterior Walls- 2"x6"
Parking	No Garage

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Metal, Vinyl
Exterior Features	Back Lane, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Metal
Construction	Wood, Metal, Vinyl
Foundation	Slab

Additional Information

Date Listed	August 14th, 2025
Days on Market	87
Zoning	Zone 70

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