

\$349,999 - 5530 46 Street, Barrhead

MLS® #E4453441

\$349,999

3 Bedroom, 2.00 Bathroom, 1,170 sqft
Single Family on 0.00 Acres

Barrhead, Barrhead, AB

This 3-bed, 2-bath bungalow has been lovingly cared for by its original owners and is ready for its next chapter. Built in 1981, it offers a bright, functional layout with a main-floor primary bedroom and a fully finished basement for storage or future development. Recent big-ticket upgrades include a detached garage (2006), plus a new roof, furnace, and hot water tank (2011). The 8,580 sq ft lot provides extra space, privacy, and room for gardens or RV storage right on your property. Backing onto the Barrhead Sportsgrounds, families will also enjoy quick access to ball diamonds, open fields, and recreation just steps from home. A move-in ready property with pride of ownership throughout.

Built in 1981

Essential Information

MLS® #	E4453441
Price	\$349,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	0.00
Year Built	1981
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5530 46 Street
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1K6

Amenities

Amenities	See Remarks
Parking	Front Drive Access, Single Garage Detached

Interior

Appliances	Dryer, Freezer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

Exterior

Exterior	Wood, Vinyl
Exterior Features	Level Land, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 17th, 2025
Days on Market	22
Zoning	Zone 70

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