

Courtesy Of Mike Marsh and Marko Koltalo Of Grassroots Realty Group

\$375,000 - 5813 56 Street, Barrhead

MLS® #E4421537

\$375,000

3 Bedroom, 2.50 Bathroom, 2,244 sqft

Single Family on 0.00 Acres

Barrhead, Barrhead, AB

Discover the perfect blend of comfort & elegance in this stunning home nestled in the charming town of Barrhead, AB! Just a stone's throw away from the picturesque Paddle River and serene lakes, this property sits on a massive lot, offering plenty of space for outdoor activities and family gatherings under the gazebo! Key features include 3364 sq ft of total living space, vaulted ceilings in the formal living/dining areas which are filled with natural light. There is an expansive kitchen with endless amounts of countertop space; great for hosting special occasions. The connected Family Room is perfect for everyday living & is finished off with a cozy fireplace. The main floor is complete with your laundry room, including a convenient sink, and 2pc bathroom. Upstairs you will find the Primary Bedroom with ensuite & jacuzzi tub, 2 more spacious bedrooms, and 4PC bathroom. The basement has a large rec space and offers a special little play area for the kids, as well as tons of storage! What an exceptional home!

Built in 1991

Essential Information

MLS® # E4421537

Price \$375,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,244
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	5813 56 Street
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1C8

Amenities

Amenities	Deck, Gazebo, Skylight, Wood Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ecole Barrhead Elementary
High	Barrhead Composite High

Additional Information

Date Listed	February 14th, 2025
Days on Market	50
Zoning	Zone 70

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