

## \$705,000 - 5307 49 Avenue, Barrhead

MLS® #E4429541

**\$705,000**

2 Bedroom, 6.00 Bathroom, 4,992 sqft

Condo / Townhouse on 0.00 Acres

Barrhead, Barrhead, AB

5 Separately titled condominium units in one exceptional Revenue Returning Investment Opportunity located along green space ravine in the SW corner of Barrhead. 3 two bedroom & 2 three bedroom units all feature their own personal garages along w/ good accommodating living spaces, full appliance along w/ separate furnaces & utilities. Low maintenance exteriors. Expandable revenue return potential along w/ options to sell individually for future ease & profit. Personally living in any one of the units while leasing out the balance can put you on the path to financial freedom you've been searching for. A must see & must review opportunity.

Built in 1980

### Essential Information

MLS® #	E4429541
Price	\$705,000
Bedrooms	2
Bathrooms	6.00
Full Baths	6
Square Footage	4,992
Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Detached Condominium



Style	2 Storey
Status	Active

### Community Information

Address	5307 49 Avenue
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1G2

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached, Insulated, Triple Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Landscaped, See Remarks
Roof	Metal
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 7th, 2025
Days on Market	12
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 April 19th, 2025 at 6:02am MDT