\$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.



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 83

Zoning Zone 70

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