

\$89,700 - 4509 55 Avenue, Barrhead

MLS® #E4461614

\$89,700

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Barrhead, Barrhead, AB

Investor Alert or Dream Build Opportunity in Barrhead! This prime 50â€™™ x 130â€™™ R2-zoned lot offers multi-unit development potential in a growing community with extremely limited rental inventory. Perfect for a duplex with basement suites or a single family custom build home! Estimated construction cost around \$140/sq ft, giving strong cash-flow potential from day one. Located just one block east of Barrheadâ€™™s Ball Park Sports Grounds with back-alley access, extra yard space, and subdivision possibilities for future growth. The town is ready for a visionary who sees the potential in affordable small-town living with big-city returns. Build your dream home, add to your rental portfolio, or split...your choice!



Essential Information

MLS® #	E4461614
Price	\$89,700
Lease Rate	\$15
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	4509 55 Avenue
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1J9

Exterior

Exterior Features Back Lane, Flat Site, Level Land, See Remarks

Additional Information

Date Listed	October 9th, 2025
Days on Market	21
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 October 30th, 2025 at 3:02pm MDT