

# \$198,900 - 4923 49 Avenue, Barrhead

MLS® #E4416726

**\$198,900**

3 Bedroom, 1.00 Bathroom, 1,185 sqft  
Single Family on 0.00 Acres

Barrhead, Barrhead, AB

Renovated 3-bedroom bungalow with a double garage, located just half a block from the golf course on a spacious lot! Situated in Barrhead, a short drive from Alberta’s capital, this property offers an exceptional investment opportunity. The 1,185 sq ft home features a brand-new roof, updated electrical, and modern upgrades throughout. The open-concept layout boasts vaulted ceilings, exposed beams, and a cozy wood-burning stove. The kitchen includes ample cabinetry, a large island, and seamless flow into the dining area. The main floor offers a spacious primary bedroom, two additional bedrooms, and a renovated 3-piece bathroom, plus main-floor laundry. The basement provides versatile workshop space. Outside, enjoy a large backyard with a private hot tub and detached double garage. Steps from schools, parks, and amenities, this is a prime investment opportunity!

Built in 1938

## Essential Information

MLS® #	E4416726
Price	\$198,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,185
Acres	0.00
Year Built	1938
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4923 49 Avenue
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1G7

### Amenities

Amenities	Off Street Parking, Deck, Detectors Smoke, Hot Tub
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Hot Tub
Heating	Forced Air-1, Wood Stove, Natural Gas
Fireplaces	Woodstove
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Block

### Additional Information

Date Listed	December 30th, 2024
Days on Market	122

## Zoning

## Zone 70

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