

# \$329,999 - 5530 46 Street, Barrhead

MLS® #E4453441

## \$329,999

3 Bedroom, 2.00 Bathroom, 1,170 sqft  
Single Family on 0.00 Acres

Barrhead, Barrhead, AB

This 3-bed, 2-bath bungalow has been lovingly cared for by its original owners and is ready for its next chapter. Built in 1981, it offers a bright, functional layout with a main-floor primary bedroom and a fully finished basement for storage or future development. Recent big-ticket upgrades include a detached garage (2006), plus a new roof, furnace, and hot water tank (2011). The 8,580 sq ft lot provides extra space, privacy, and room for gardens or RV storage right on your property. Backing onto the Barrhead Sportsgrounds, families will also enjoy quick access to ball diamonds, open fields, and recreation just steps from home. A move-in ready property with pride of ownership throughout.

Built in 1981

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4453441      |
| Price          | \$329,999     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,170         |
| Acres          | 0.00          |
| Year Built     | 1981          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5530 46 Street |
| Area        | Barrhead       |
| Subdivision | Barrhead       |
| City        | Barrhead       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7N 1K6        |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | See Remarks                                |
| Parking   | Front Drive Access, Single Garage Detached |

### Interior

|              |                                                                    |
|--------------|--------------------------------------------------------------------|
| Appliances   | Dryer, Freezer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                          |
| Stories      | 2                                                                  |
| Has Basement | Yes                                                                |
| Basement     | Full, See Remarks                                                  |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Vinyl                           |
| Exterior Features | Level Land, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Vinyl                           |
| Foundation        | Concrete Perimeter                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 80                |
| Zoning         | Zone 70           |

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Listing information last updated on November 5th, 2025 at 12:47pm MST