

## \$425,000 - 5835 West Boundary Road, Barrhead

MLS® #E4454284

**\$425,000**

5 Bedroom, 2.50 Bathroom, 1,434 sqft

Single Family on 0.00 Acres

Barrhead, Barrhead, AB

HUGE 1 acre lot, full town services including water and sewer! The perfect split between acreage and in town living on West Boundary RD. Seasonal scenic views and room to grow. Ample living space with 5 bedrooms, 3 bath total and 1400+ sq ft. Finished basement, central air, wood fireplace, new furnace, stainless appliances, gas stove, this executive bungalow has it all. Oversized double garage with heat + drive through access to backyard. Recent upgrades include all new windows, new HE furnace, new attic insulation. Mature foliage coverage compliments private backyard setting + no back alley traffic. Fantastic atmosphere and location, family and pet friendly + space for the RV, boat and any other toys.

Built in 1973

### Essential Information

MLS® #	E4454284
Price	\$425,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,434
Acres	0.00



Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5835 West Boundary Road
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 1B9

### Amenities

Amenities	Off Street Parking, Deck, Hot Water Natural Gas, Parking-Extra, Vinyl Windows
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Private Setting, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 22nd, 2025
Days on Market	1

## Zoning

## Zone 70

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