

## \$439,000 - 4607 48a Street, Barrhead

MLS® #E4417179

**\$439,000**

5 Bedroom, 2.50 Bathroom, 1,389 sqft

Single Family on 0.00 Acres

Barrhead, Barrhead, AB

Gorgeous Private estate property on the edge of Barrhead right next to the Paddle River as well as overlooking views of the Paddle River golf course. Amazing property & home w/ up to 5 bedrooms and/ or home office space which has been masterfully renovated w/ care & attention to detail. Restyled from top to bottom featuring bright & open vaulted ceiling main living area, gorgeous kitchen & stainless appliances, 2.5 modern baths, 3 sitting/ family areas, main floor laundry plus much more. Very inviting sweeping side deck from garden doors off dining, large back deck overlooking the yard & open field behind as well as a covered front balcony. Convenient attached single garage accessed from South side of home makes for warm home to car transfers. Absolutely wonderful yard site w/ mature landscaping & sheltering trees. No neighbors to 3.5 sides. One of a kind property very rarely available w/ gorgeous home and one of a kind yard site featuring privacy, serenity and space to call your own.

Built in 1965

### Essential Information

MLS® # E4417179

Price \$439,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,389                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 4607 48a Street |
| Area        | Barrhead        |
| Subdivision | Barrhead        |
| City        | Barrhead        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7N 1G8         |

### **Amenities**

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Off Street Parking, See Remarks      |
| Parking   | Heated, Shop, Single Garage Attached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 4  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Golf Nearby, Landscaped, Private Setting, Shopping Nearby, See Remarks |
| Roof              | Metal  |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            January 5th, 2025  
Days on Market      121  
Zoning                Zone 70

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