

## \$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       123  
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 May 8th, 2025 at 6:02pm MDT