

## \$534,900 - 5902 44 Street, Barrhead

MLS® #E4463641

### \$534,900

5 Bedroom, 3.50 Bathroom, 1,684 sqft  
Single Family on 0.00 Acres

Barrhead, Barrhead, AB

Premier Barrhead home in both quality of build, atmosphere & location. A wonderful property full of thoughtful style & conveniences. This 5 bedroom, 3.5 bath home features everything you could ask for in finishing as well as hidden construction such as solid core interior doors, Rockwool exterior insulation, sound proofed insulated interior walls & floors, vaulted ceilings, 2 fireplaces, AC, hardwood & tile flooring, granite counters, new appliances, Hunter Douglas blinds, LED lighting, fully wired network, convenient ground level laundry, front & rear shaded decks, Non smoking, Non pet home, plus much more. Privately located corner lot exposure. Excellent storage inside as well as covered under deck storage outside. Good on street & off street parking. A wonderful airy & feel good home & property w/ modern conveniences, quality construction, excellent high ground water shedding stature at a very affordable price especially compared to new building costs.

Built in 2014

### Essential Information

MLS® #	E4463641
Price	\$534,900
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,684
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	5902 44 Street
Area	Barrhead
Subdivision	Barrhead
City	Barrhead
County	ALBERTA
Province	AB
Postal Code	T7N 0A4

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
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	Corner Lot, Landscaped, Playground Nearby, Private Setting, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed            October 27th, 2025

Days on Market      13

Zoning                Zone 70

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Listing information last updated on November 8th, 2025 at 9:32pm MST