



## 4304 53 Avenue Barrhead AB

\$215,000

This home is ready for quick possession! At 858 sqft, this 2+2 bedroom bungalow is the perfect size if you're just starting out or retiring to town. TONS OF UPGRADES INCLUDE: Gorgeous 3-pc bath with walk-in shower, soft-close kitchen cabinets with new granite countertop-new sink, Stainless steel fridge-stove, Furnace, Hot water on demand, Aluminum shingles, Vinyl siding, Vinyl windows, Composite deck with metal railings, and Plumbing lines including main stack. The NEWER GARAGE (18x24) was built in 2009 and comes with power, concrete pad, 2nd fridge, and is insulated and finished with OSB on the inside. OTHER FEATURES: 3 apple trees, Garden spot, Nice covered concrete patio, Newer retaining wall, Upgraded bsmt windows (most), and Gas dryer. Basement hasn't been renovated.

Listing Presented By:



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