



## 4811 53 Street Barrhead AB

\$369,000

Modern & stylish hillside bungalow featuring optional walk out basement self contained rental suite on the SW corner of town close to in town Golf Course, Park, Green space & Paddle River walking trails. Proudly owned & exceptionally cared for inside & out. Main floor features 2 bedrooms along w/ additional flex room which could be converted back to a third. Convenient main floor laundry, custom hardwood kitchen cabinetry, high vault ceilings & feature fireplace. 3 bedroom basement suite features large light gathering windows, fridge, stove, kitchen cabinetry & separated entrance. Recently upgraded high efficiency furnace, in floor heating & whole home Air Conditioning. Corner Lot. Character fenced front & side yard. South facing deck. Firepit area. Good parking. So much to offer in great living space, optional income, serene atmosphere plus so much more to see.

Listing Presented By:



Originally Listed by:  
Sunnyside Realty Ltd

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