

## \$325,000 - 5031 51 Avenue, Bruderheim

MLS® #E4447015

**\$325,000**

3 Bedroom, 1.50 Bathroom, 1,670 sqft

Single Family on 0.00 Acres

Bruderheim, Bruderheim, AB

Welcome to this charming home on an oversized lot in Bruderheim! Surrounded by mature trees, enjoy the sun or shade on your front and back decks. The back alley offers ample parking options, plus potential RV space. Inside, an open kitchen makes entertaining a breeze, flowing into a cozy living area with a natural gas fireplace. The sunken living room features a lovely bay window. All bedrooms are generously sized with large closets, and the primary suite boasts three closets and a ensuite with double sinks. Main-floor laundry and a large mudroom offer everyday convenience, with easy access to the oversized single attached garage. Updated furnaces keep you warm in winter, while central AC and some newer windows add summer comfort.

Built in 1972

### Essential Information

MLS® #	E4447015
Price	\$325,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,670
Acres	0.00



Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5031 51 Avenue
Area	Bruderheim
Subdivision	Bruderheim
City	Bruderheim
County	ALBERTA
Province	AB
Postal Code	T0B 0S0

### Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Front Porch, Parking-Extra, R.V. Storage, Vinyl Windows, Wood Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Block

### School Information

Elementary	Bruderheim School
Middle	Lamont High
High	Lamont High

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	10
Zoning	Zone 62

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