Courtesy Of Chris Barnard Of Real Broker

# $230,000 - 4629 53 Avenue, Bruderheim

MLS® #E4463944

**$230,000**
3 Bedroom, 1.50 Bathroom, 1,299 sqft
Single Family on 0.00 Acres

Bruderheim, Bruderheim, AB

Drive a little, save a lot! Low property taxes and cost of ownership for this spacious Bruderheim duplex, nestled in well-kept community, within walking distance to schools, parks, and more. Large backyard with storage shed, extended driveway for RV or vehicle storage, new eavestroughs, and more. With side entry and unfinished basement, the potential is endless! The mainfloor boasts a country-inspired newly-renovated living space, complete with bay windows and new paint! The 2nd floor has 3 bedrooms, ideal for that home office or family visit. New hot water tank and furnace are also included in this maintained property. It's country living, a short commute from the city.

Built in 1978

## Essential Information

| | |
|---|---|
| MLS® # | E4463944 |
| Price | $230,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,299 |
| Acres | 0.00 |
| Year Built | 1978 |

| | |
|---|---|
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 4629 53 Avenue |
| Area | Bruderheim |
| Subdivision | Bruderheim |
| City | Bruderheim |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0B 0S0 |

## Amenities

| | |
|---|---|
| Amenities | Off Street Parking, See Remarks |
| Parking | Front Drive Access, No Garage |

## Interior

| | |
|---|---|
| Appliances | Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, Unfinished |

## Exterior

| | |
|---|---|
| Exterior | Wood, Metal |
| Exterior Features | Landscaped, Playground Nearby, Schools, Treed Lot, Partially Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | October 29th, 2025 |
| Days on Market | 10 |
| Zoning | Zone 62 |

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