

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	5
Zoning	Zone 62

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