

## \$175,000 - 4643 53 Avenue, Bruderheim

MLS® #E4446073

**\$175,000**

3 Bedroom, 1.50 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

Bruderheim, Bruderheim, AB

4643 52Ave is a versatile home with room to grow—ideal for families, investors or those seeking to downsize. The generous living room has ample space and leads right to your dining room and kitchen. This level also features a 2 piece bathroom. Upstairs you will find 3 generous beds and a 4 piece bath. The basement is unfinished with endless options for development. Enjoy summers in your SOUTH FACING BACKYARD. This home is located in a mature area, with tons of potential.

Built in 1979

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4446073      |
| Price          | \$175,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,280         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 4643 53 Avenue |
| Area        | Bruderheim     |
| Subdivision | Bruderheim     |
| City        | Bruderheim     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8L 2T2        |

## Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

## Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Unfinished                            |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | No Back Lane, Picnic Area, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 40             |
| Zoning         | Zone 62        |

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Listing information last updated on August 13th, 2025 at 6:32pm MDT