

## \$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 growâ€”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	2
Zoning	Zone 62

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