

Courtesy Of Colin L Neufeld Of Exp Realty

## **\$349,900 - 4626 53 Avenue, Bruderheim**

MLS® #E4440850

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,269 sqft  
Single Family on 0.00 Acres

Bruderheim, Bruderheim, AB

Step into this beautifully updated bungalow featuring a stunning kitchen with quartz countertops and stainless steel appliances. The bright, spacious dining area is bathed in natural light and freshly painted, creating a warm and inviting atmosphere. The generous living room offers plenty of space for relaxing or entertaining. Upstairs, you'll find three bedrooms, including a primary suite with its own 2-piece ensuite. A modern 4-piece main bathroomâ€™also finished with quartzâ€™completes the main floor. The fully finished basement offers even more living space, with a massive family room already roughed-in for a cozy wood-burning fireplace. Two additional dens, a 3-piece bathroom, and a large utility/storage room provide plenty of function and flexibility. Step outside to enjoy a large deck and spacious yard, perfect for summer evenings around the bonfire. Plus, the oversized double garage (26' x 24') offers tons of room for vehicles and storage. Donâ€™™t miss your chance to make this move-in-ready home yours!

Built in 1979

### **Essential Information**

MLS® #	E4440850
Price	\$349,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,269
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4626 53 Avenue
Area	Bruderheim
Subdivision	Bruderheim
City	Bruderheim
County	ALBERTA
Province	AB
Postal Code	T0B 0S0

### Amenities

Amenities	On Street Parking, Deck, Fire Pit
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Bruderheim School
Middle	Elk Island Public Schools
High	Elk Island Public Schools

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	11
Zoning	Zone 62

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