

# \$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 | 15             |
| Zoning         | Zone 62        |

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Listing information last updated on July 19th, 2025 at 1:02pm MDT