

## \$209,000 - 5506 45 Street, Bruderheim

MLS® #E4436936

**\$209,000**

3 Bedroom, 2.00 Bathroom, 1,061 sqft

Single Family on 0.00 Acres

Bruderheim, Bruderheim, AB

This 3-bedroom 1061 sq foot bungalow is full of charm and ready for your personal touch. Set on a spacious, fully fenced lot, this Modular home offers a fantastic opportunity for buyers looking to build equity with some updates and repairs. Inside, you'll find a functional layout with three bedrooms, a bright living area, and an unfinished basement that's brimming with potential ideal for a future rec room, additional living space, or workshop. Step outside to enjoy the large covered back deck, perfect for relaxing or entertaining in any weather. The expansive yard offers room for kids, pets, gardens, or even a future pool. There's also space for a potential garage, offering flexibility for storage or parking. While the home does need some fixing, it's a solid foundation for anyone looking to invest in a property with great bones, a quiet location, and room to grow.

Built in 2003

### Essential Information

MLS® #	E4436936
Price	\$209,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,061



Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5506 45 Street
Area	Bruderheim
Subdivision	Bruderheim
City	Bruderheim
County	ALBERTA
Province	AB
Postal Code	T0B 0S0

### Amenities

Amenities	See Remarks
Parking	Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
Days on Market	27
Zoning	Zone 62

Foreclosure                Yes

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