

# \$250,000 - 4708 56 Avenue, Bruderheim

MLS® #E4436132

**\$250,000**

4 Bedroom, 2.50 Bathroom, 1,011 sqft  
Single Family on 0.00 Acres

Bruderheim, Bruderheim, AB

Imagine enjoying your morning coffee as birds visit your window and you gaze out at rolling hills and open farmland. This half duplex in Bruderheim offers a large, bright kitchen with white cabinets and plenty of storage, plus a cozy living room with a brick fireplace to keep warm during long Alberta winters. Upstairs features two spacious bedrooms, a full bath, and a convenient 2-piece ensuite off the primary. The basement is ideal for extended family or guests, with a second kitchen, large windows, two more bedrooms, and a full bath. Outside, enjoy a generous backyard with open views—perfect for relaxing or entertaining. Located in the welcoming town of Bruderheim, you’ll appreciate small-town charm, nearby amenities, and quick access to Alberta’s Industrial Heartland.

Built in 1978

## Essential Information

MLS® #	E4436132
Price	\$250,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,011
Acres	0.00



Year Built	1978
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### **Community Information**

Address	4708 56 Avenue
Area	Bruderheim
Subdivision	Bruderheim
City	Bruderheim
County	ALBERTA
Province	AB
Postal Code	T0B 0S0

### **Amenities**

Amenities	On Street Parking, Deck
Parking	No Garage

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Bruderheim School
Middle	Lamont High
High	Lamont High

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	6
Zoning	Zone 62

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