

## \$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 | 31             |
| Zoning         | Zone 62        |

Foreclosure            Yes

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Listing information last updated on June 16th, 2025 at 9:17am MDT