



## 4502 53 Avenue Bruderheim AB

\$273,000

This charming bungalow in Bruderheim combines modern updates with fantastic location complete with a double attached garage and additional parking to accommodate your RV and brand-new shingles installed in 2024. Inside, you'll find newer vinyl windows and doors throughout the main level, along with a furnace, AC, hot water tank, and gas fireplace, all updated in 2016. The home's south-facing orientation fills the living spaces with natural light, creating a bright and welcoming atmosphere. The finished basement includes a 3pc bathroom, family/rec room, and potential 4th bedroom/office. Just 700 meters from Bruderheim Elementary School, this property is perfect for families. Conveniently located just 11 minutes from Lamont and 20 minutes from Fort Saskatchewan and the Dow's Fort Saskatchewan Path2Zero expansion project, providing easy access to local amenities and exciting new developments. This move-in ready home offers a peaceful community setting with the potential for your personal finishing touches.

Listing Presented By:



Originally Listed by:  
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