



## 5036 49 Avenue Bruderheim AB

\$165,600

Discover the possibilities with this quaint 2-story home nestled in the heart of Bruderheim, Alberta. Boasting 1,389 square feet, this residence offers 3 bedrooms, a full bathroom on the main floor, and a convenient 2-piece ensuite. The main level welcomes you with a spacious living area, perfect for relaxing or entertaining guests. The large kitchen provides ample space. Situated on two residential lots, this property presents an exciting opportunity for future redevelopment - can be subdivided into 3 single family lots, or multi-family dwellings (discretionary). Whether you're looking to expand the current home or explore other possibilities, the potential is endless. While this home requires some tender loving care, it is priced accordingly, making it an ideal investment for those with a vision. Don't miss out on this chance to create your dream home in the charming town of Bruderheim.

Listing Presented By:



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