



## Bruderheim Alberta

\$299,900

Located in the Sunset subdivision within the growing community of Bruderheim, this 1,008-square-foot bi-level home features two bedrooms and an attached two-car garage on a spacious pie-shaped lot with back alley access. The home's main floor offers a cozy living room complete with a wood-burning fireplace, a formal dining room, and a kitchen that provides ample cupboard and counter space. Additionally, there is a four-piece bathroom and two generously sized bedrooms. The primary bedroom includes an upgraded three-piece ensuite with a shower. In the lower level, you will find a four-piece bathroom with a tub, and all exterior walls are finished, allowing you to customize the basement layout to meet your family's needs. The home has been upgraded with new shingles, windows, exterior painting, a furnace, and a hot water tank (all replaced in 2013). The expansive backyard also accommodates RV parking. The garage measures 21' x 18' feet. Pride of ownership is evident throughout this lovely home. (id:6769)

Family room 6.68 m X 4.45 m

Living room 4.82 m X 3.9 m

Dining room 3.2 m X 2.74 m

Kitchen 4.11 m X 3.04 m

Primary Bedroom 3.96 m X 2.93 m

Bedroom 2 3.93 m X 3.04 m

Listing Presented By:



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