



## Bruderheim Alberta

\$649,900

Set on 1.45 acres within town limits, this spacious 1,989 sq ft two-storey offers room to live, work, and grow. The property features a heated oversized 2 car attached garage plus a 28' x 40' heated shop—perfect for hobbyists, storing toys, or running a home-based business. The main floor welcomes you with a bright living room highlighted by a cozy wood-burning fireplace, a formal dining area, and a country-style kitchen with ample cabinetry and counter space. Just off the kitchen, the family room provides a comfortable space to relax, with patio doors leading to your expansive backyard. A conveniently tucked-away laundry area, 2PC bath, and direct access to the garage complete the main level. Upstairs, you'll find five bedrooms—ideal for a growing family, guests, or a home office setup. The primary bedroom features its own 3PC ensuite. The basement is unspoiled and ready for your future development, along with a cold storage area for added functionality. Acreage living with the convenience of town services (id:6769)

Living room 5.73 m X 4.15 m

Dining room 4.09 m X 2.9 m

Kitchen 4.18 m X 4.15 m

Family room 4.51 m X 3.66 m

Primary Bedroom 4.21 m X 4.21 m

Bedroom 2 4.21 m X 3.72 m

Bedroom 3 3.44 m X 3.02 m

Bedroom 4 3.41 m X 3.02 m

Bedroom 5 4.12 m X 2.98 m

Listing Presented By:



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