

# \$299,900 - 4546 56 Avenue, Bruderheim

MLS® #E4455323

**\$299,900**

3 Bedroom, 2.50 Bathroom, 1,143 sqft  
Single Family on 0.00 Acres

Bruderheim, Bruderheim, AB

Enjoy the charm of small-town living just 10 minutes from Fort Saskatchewan! This beautifully kept home sits on a large private yard with an oversized heated double garage—perfect for vehicles, toys, or extra storage. The main floor welcomes you with a bright open living and dining area filled with natural light, a cheerful kitchen with oak cabinets and white appliances, a primary bedroom with 2-pc ensuite, an additional bedroom, and a den with patio doors leading to the deck and hot tub—your new relaxation spot! A 4-pc bath completes the level. Downstairs is built for fun with a spacious family room, games area, bedroom and bar. Major updates add peace of mind: garage furnace (2020), shingles (2024), eavestroughs (2025), shed (2022), hot tub rebuild (2020) with new cover (2025), plus fresh deck paint (2025). A home with space to entertain, relax, and enjoy life at a better value—this one has it all!

Built in 1980

## Essential Information

MLS® #	E4455323
Price	\$299,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,143
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4546 56 Avenue
Area	Bruderheim
Subdivision	Bruderheim
City	Bruderheim
County	ALBERTA
Province	AB
Postal Code	T0B 2R0

### Amenities

Amenities	Off Street Parking, On Street Parking
Parking Spaces	6
Parking	Double Garage Detached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 29th, 2025
Days on Market	1
Zoning	Zone 62

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