

Courtesy Of Shanon L Marriott Of RE/MAX Edge Realty

## **\$372,500 - 5305 45 Street, Bruderheim**

MLS® #E4461909

**\$372,500**

4 Bedroom, 2.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

Bruderheim, Bruderheim, AB

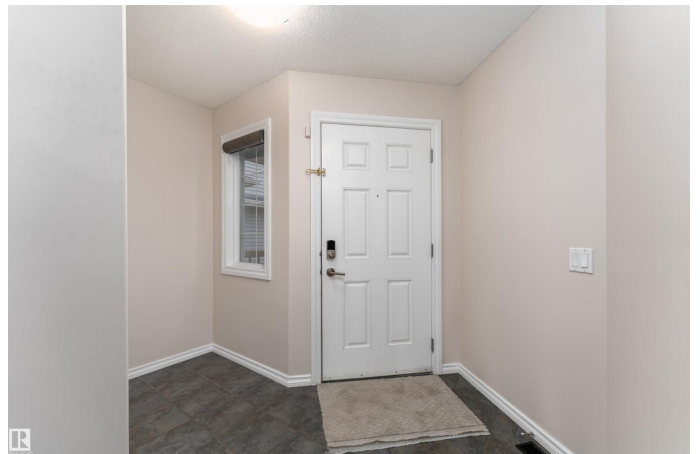
Welcome home to this well maintained 1830 sq ft 2-story home that offers plenty of space for the whole family. The main floor boasts an open concept design featuring a spacious center island kitchen with ample cabinet and counter space, convenient walk through pantry and a seamless flow into the dining and living areas. 2 pc powder room and main floor laundry with access to your double attached garage. Upstairs you will find NEW vinyl plank flooring throughout, a large bonus room filled with natural light, 4 pc main bath and 3 spacious bedrooms with the primary featuring a walk-in closet and a 4 pc en-suite with soaker tub and separate shower. The finished basement adds even more living space with a 4th bedroom, rec room, office space and plenty of storage. Potential for a full bath with the rough in plumbing. Furnace and HWT (2023), New C4 shingles (2024) with transferable warranty. Enjoy the cozy deck space with a fenced backyard and brand new storage shed! Close to school, park and easy highway access.

Built in 2007

### **Essential Information**

MLS® # E4461909

Price \$372,500



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,830
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5305 45 Street
Area	Bruderheim
Subdivision	Bruderheim
City	Bruderheim
County	ALBERTA
Province	AB
Postal Code	T0B 0S0

### **Amenities**

Amenities	Air Conditioner, Deck, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 13th, 2025
Zoning	Zone 62

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Listing information last updated on October 13th, 2025 at 5:32pm MDT