

\$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	5
Zoning	Zone 62

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