

# \$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 | 18                |
| Zoning         | Zone 62           |

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Listing information last updated on September 16th, 2025 at 4:02pm MDT