

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

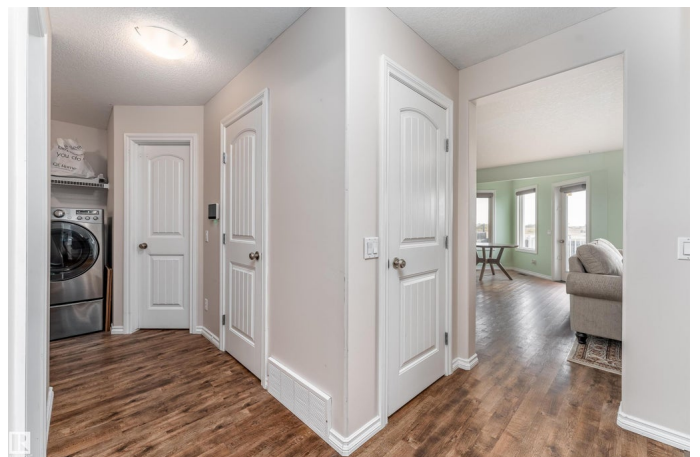
Welcome home to this well maintained 1830 sq ft 2-story home that offers plenty of space for the whole family. The main floor boasts an open concept design featuring a spacious center island kitchen with ample cabinet and counter space, convenient walk through pantry and a seamless flow into the dining 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 |
| Days on Market | 3                  |
| Zoning         | Zone 62            |

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Listing information last updated on October 16th, 2025 at 5:17am MDT