

## **\$170,000 - 4940 50 Avenue, Bruderheim**

---

MLS® #E4427652

**\$170,000**

2 Bedroom, 2.00 Bathroom, 830 sqft

Single Family on 0.00 Acres

Bruderheim, Bruderheim, AB

Tucked within a vibrant 15-minute city, this charming home is a heartbeat away from the arena, church, Main Street, tavern, elementary school, restaurants, and an idyllic sense of tranquillity. With the convenience and warmth of a close-knit community, every day unfolds with the promise of a comforting and connected lifestyle. This home presents an affordable option for those seeking the comfort and independence of single-family living. Nestled on two lots and boasting 2 poured garage pads and a fenced dog run, this property offers both space and potential for your unique vision. Embrace the opportunity to curate your own sanctuary, as this home is a work in progress. Close proximity to the refineries in Fort Saskatchewan and less than an hour to the heart of Edmonton, you get to enjoy the best of both worlds. Step into the embrace of Bruderheim, where the promise of a welcoming community and the allure of an evolving home await. Some pictures are virtually staged.



Built in 1930

### **Essential Information**

MLS® #	E4427652
Price	\$170,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	830
Acres	0.00
Year Built	1930
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	4940 50 Avenue
Area	Bruderheim
Subdivision	Bruderheim
City	Bruderheim
County	ALBERTA
Province	AB
Postal Code	T0B 0S0

### **Amenities**

Amenities	Dog Run-Fenced In, Hot Water Natural Gas
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Portable, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Corner Lot, Schools, Shopping Nearby, Subdividable Lot
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 34

Zoning Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 3:17pm MDT