

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

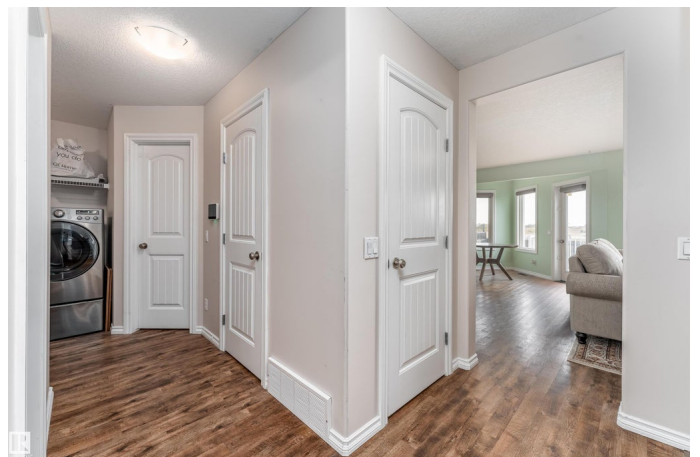
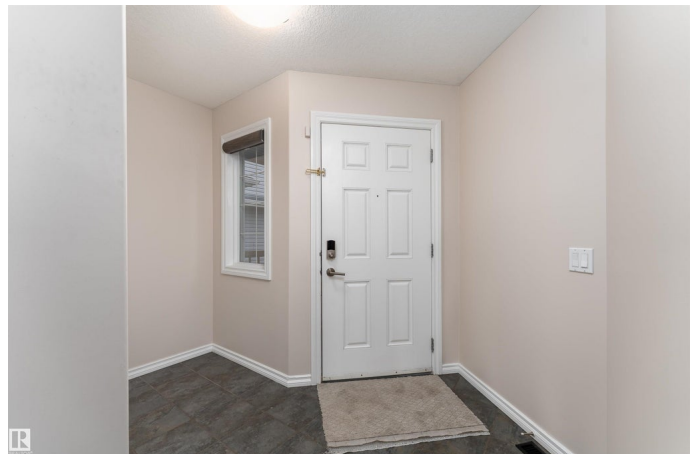
Welcome home to this well maintained 1830 sq ft 2-story home that offers plenty of space for the whole family. The main floor boasts an open concept design featuring a spacious center island kitchen with ample cabinet and counter space, convenient walk through pantry and a seamless flow into the dining 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, Smart/Program. Thermostat, 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	22
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 November 4th, 2025 at 4:17am MST