

# \$199,425 - 4601 48 Street, Bruderheim

MLS® #E4450274

**\$199,425**

4 Bedroom, 2.00 Bathroom, 812 sqft  
Single Family on 0.00 Acres

Bruderheim, Bruderheim, AB

This move-in-ready air conditioned bungalow is perfect for investors seeking a turnkey rental or buyers looking for their first or second home with space, updates and value. Featuring a smart 2+2 bedroom layout with full finished basement, this home offers flexibility for families, guests or home office setups. Both bathrooms are stylishly updated, and the modern kitchen includes new stainless steel appliances—fridge, stove, dishwasher and microwave. Enjoy a generous yard backing onto forested green space, ideal for relaxing, entertaining or future upgrades. Easy highway access and close proximity to local refineries make commuting a breeze. The single garage adds bonus storage and parking. Unbeatable value in a quiet, natural setting on the edge of the bedroom town of Bruderheim. Why would you pay condo fees in the city when you could have a home and yard with garage 15 minutes from Fort Sask?

Built in 1956

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450274  |
| Price      | \$199,425 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 812                    |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4601 48 Street |
| Area        | Bruderheim     |
| Subdivision | Bruderheim     |
| City        | Bruderheim     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0B 0S0        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Fan-Ceiling, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                        |
| Stories      | 2                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | Full, Finished                                                                   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 30th, 2025 |
|-------------|-----------------|

Days on Market 22

Zoning Zone 62

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