



**Bruderheim**      **62 Bruderheim**      **LP: \$235,000**  
 5012 51 ST      TOB OSO      **SP:** M

**Listing ID:** E4297331      **ACTIVE**  
**Type:** Detached Single Family      **Sold Date:**  
**Style:** Bungalow      **Bdrms Above:** 3  
**Year Built:** 1978      **Bdrms Total:** 3  
**Full Baths:** 1      **Basement:** Full  
**Half Baths:** 0      **Bsmnt Dev:** Unfinished  
**Tot A.G. SqFt:** 1,006.33      **Tot A.G.SqM:** 93.49

Enjoy the Bruderheim Bonus! Being close to the Heartland and all major amenities it is the perfect fit for those looking for a small-town feel. This home has some great improvements, like Air conditioning to keep you cool over the upcoming hot summer! The house also has a durable metal roof with a very long lifespan! Inside, you are welcomed by gleaming Hardwood Floors and an open concept living space. The living room and dining area are connected to make entertaining easy, while it has a cut out to see into the kitchen. You will find clean white cabinets in the kitchen with the window above the sink overlooking the backyard. Down the hall, you will find the 4 piece bathroom, which is connected to the primary bedroom. The sizeable primary bedroom has plenty of closet space. The other two bedrooms on the main floor have excellent natural light. In the backyard, you will find mature trees and a large parking area. There is also a new shed with power and heat to be a comfortable working area all year round!

**Directions:**

**Virtual Tour:** <https://www.youtube.com/watch?v=QJa75TLYEvE>      **Brochure:**

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt	
<b>Baths:</b>	0	0	0	0	0	0	<b>Main:</b>			
<b>Ensuite Baths:</b>		0	0	1	0	0	<b>Uppr:</b>			
<b>Finish Levels:</b>	1						<b>AbGd:</b>			
<b>Fireplace:</b>							<b>Lowr:</b>			
<b>FP Type:</b>							<b>BIGd:</b>			
<b>FP Fuel:</b>							<b>Total A.G.:</b>	93.49	1,006.33	
<b>Parking:</b>	On Street, Parking Pad Cement/Paved, Rear Drive Access, RV Parking									
<b>Garage Dim:</b>				<b>Prk Encl/Ttl:</b>	/					

<b>Living Room:</b>	M	<b>Primary Bedrm:</b>	M
<b>Dining Room:</b>	M	<b>Bedroom 2:</b>	M
<b>Kitchen:</b>		<b>Bedroom 3:</b>	M
<b>Family Room:</b>		<b>Bedroom 4:</b>	
<b>Den:</b>			
<b>Bonus Room:</b>			

<b>Flooring:</b>	Hardwood, Linoleum	<b>Foundation:</b>	Concrete
<b>Construction:</b>	Wood Frame	<b>Heating Type:</b>	Forced Air-1
<b>Roof:</b>	Metal	<b>Heat Source:</b>	Natural Gas
<b>Exterior:</b>	Stucco, Wood	<b>Features:</b>	Air Conditioner, Deck, Parking-Extra
<b>Site Influences:</b>	Back Lane, Fenced, Flat Site, Shopping Nearby		

**Goods Included:** Dishwasher-Portable, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings      **Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem Schl:**      **Jr. High Schl:**      **Sr High Schl:**

<b>Condo Name:</b>		<b>Condo Fee Incl:</b>	
<b>Condo Fee:</b>		<b>Elevator Y/N:</b>	
<b>Floor Location:</b>		<b>Titled Storage Y/N:</b>	
<b>Balcony/Terrace:</b>		<b>Floor Number:</b>	
<b>HOA Fee:</b>		<b>Unit Exposure:</b>	
<b>HOA Fee Incl:</b>			

<b>Total Lot M2:</b>	568.57	<b>Lot Shape:</b>	Rectangular	<b>Lot Dim:</b>
<b>Frontage:</b>		<b>Depth:</b>		
<b>Conform:</b>		<b>Conform Yr:</b>		
<b>Taxes:</b>	\$2,532.4 2021	<b>Zoning:</b>		
		<b>Front Expos:</b>	North	
		<b>Local Improve:</b>		