



**GRASSROOTS**  
REALTY GROUP

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**5217 52 Avenue  
Berwyn, Alberta**

**MLS # A2114569**



**\$185,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	31-82-24-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Custom manufactured home nestled in the quiet Village of Berwyn only 37 km. from the Town of Peace River. Quality-built by Triple M Housing, this 1520 sq ft, 4 bed, 2 bath home has a unique, family-friendly floor plan with vaulted ceilings and no hallways, so no wasted space! On one side you'll find a spacious open-concept kitchen area that features loads of dark cherry cabinets including built-in china cabinets, desk, centre island and walk-in pantry. Nearby back entrance with convenient laundry/utility room. Tucked away is the private master bedroom featuring a coordinating wall-to-wall built-in armoire/shelving unit offering ample storage and enhancing the overall aesthetics of the room. Additionally, it boasts a 3 pc ensuite with a luxurious steam shower. The centre of the home serves as the bright dining space and expansive family room, with patio doors that offer easy access to the large side deck. At the opposite side of the house, there are three extra bedrooms along with a complete 4 pc bath featuring a relaxing soaker tub. If you are looking for an affordable place to raise a family or retire, this is the space and Berwyn is the place!