



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5101 49 Avenue
Berwyn, Alberta**

MLS # A2256805



\$95,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,011 sq.ft.	Age:	-
Beds:	3	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.37 Acre		
Lot Feat:	Corner Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Metal Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: existing window coverings

Take a look at this well cared for home in Berwyn! Situated on a large corner lot complete with a large concrete parking pad and gravel driveway. Inside you will find this home has been well cared for and tastefully updated over the years with updated flooring, paint, counter tops and a drywall ceiling with added spray foam insulation. A spacious entrance in the heated porch allows direct access to the full unfinished basement which has an additional bathroom rough in and allows for potential future development and ample storage. This move in ready home is a must see! 360 tour is now available in the media section, floor plans are available in the photos section.