



**GRASSROOTS**  
REALTY GROUP

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5107, 5113, 5117 51 Avenue  
Berwyn, Alberta

MLS # A2269767



**\$119,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	864 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHP
Foundation:	Block	Utilities:	-
Features:	See Remarks		

**Inclusions:** 3 sheds behind 5117, second fridge and stove (5117 appliances include, fridge, stove, freezer) (5113 appliances include, dishwasher, washer, dryer)

Opportunity awaits! Unique situation with one lot which includes 2 homes and has utility connections for 2 additional homes! This opportunity allows you to live in one home while the rent from the second home is paying your mortgage. You could also rent both homes and expand to 4 rental units. If you have been looking for an investment property with a high potential for immediate return with room to expand this could be a great fit! The main home has recently been repainted, the furnace has been refurbished, a new gas hot water tank has been installed, and so much more! This home has an open kitchen and living space with lots of additional storage in the addition. Much of the addition was previously heated and could easily be again with a few modifications. The second home (referred to as a suite in the photos section) offers a slightly different layout perfect for a small family or individual. It's been well kept throughout the years with upgrades to the windows, flooring, roof and more! A large porch has been added for additional storage and there is a nicely set up back deck. The home itself features 2 bedrooms and 1 bath room with an additional bonus space that would work well as a office or second living room.