



**GRASSROOTS**  
REALTY GROUP

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**5410 51 Street  
Berwyn, Alberta**

**MLS # A2280292**



**\$66,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Front Drive, Gravel Driveway, Off Street, On Street		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Garden, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** none

Owner Says Sell This Berwyn home featuring 3 bedrooms, walk through kitchen with Fridge, Stove, dishwasher, and a spacious rec room perfect for family gathering. Out side you'll find a large carport with a workshop at the back of it. 2 sheds in the back yard for the extra storage that is always good to have. Also a patio to enjoy the out doors. This home is not perfect and does need work to make it better. to help with some renovation the owner is going to leave some kitchen cupboards and 2 windows. If this sounds like the home for you Call Today