



**GRASSROOTS**  
REALTY GROUP

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**5202 54A Ave**  
**Berwyn, Alberta**

**MLS # A2089130**



**\$245,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,663 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This Beautiful 2 Storey home is nestled on a large lot in a quiet area on Berwyn. This location is perfect for family's, with little traffic and a large playground right across the road! Coming up your long paved driveway to your attached double car garage you will front a nice front deck leading into a covered sitting area that has tons of natural light beaming into it. It makes this area perfect for a morning coffee or evening sit. Entering into the home you will first notice the true beauty of the home with a large living room overlooking your seasonal seating area. Also a large separate dining room from the kitchen and the kitchen that is perfect for all your cooking needs! Also on the main floor down the hall from the kitchen you have a main floor laundry and a 2 piece bathroom as well as a second large living room or rec room with access to your back deck! Upstairs you will find 3 good size bedrooms and a 4 piece bathroom in addition a huge master bedroom with a walk-in closet and a large newly redone ensuite. This 4 bed 2 bath upstairs floorplan is rare to find. Downstairs you have a blank canvas to finish the basement of your dreams! Outside you will notice the sheer size of this massive lot, more than enough room for the kids to run around! This well kept family home is perfect and ready to move in! Don't miss out and book your showing today!!