



GRASSROOTS
REALTY GROUP

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5237 54 Avenue
Berwyn, Alberta

MLS # A2110824



\$219,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,117 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

This beautiful home is located on the north west side of Berwyn on a large pie shaped lot nestled on the edge of town! NO neighbors behind or on the one side of you! This home is perfect for a first time home buyer, large family, rental property it suits it all. A 3 bedroom, 1 full bathroom and a ensuite upstairs there is plenty of room for the whole family. Also upstairs you have a spacious kitchen with a back door leading out to your large deck. To round off the main floor you have a spacious living room perfect for the family! Downstairs you have a suite perfect for renting out if you wanted a residual income. With tons of space for all your needs downstairs, downstairs also has a 3 piece bathroom and large laundry room! With a huge fenced yard, a double car heated garage and a double wide long driveway what more could you ask for! Don't miss out a call today for a viewing!