



**5114 49 Avenue  
Berwyn, Alberta**

**MLS # A2118543**



**\$45,000**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	RG-Residential General
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A- Gas stove is not currently in working order - all other appliances are believed to be in working order but have not been used for ~ 8 months at the time of listing

Feel at home in Berwyn on a large fenced lot with ample parking. The seller has already started off a few of the projects in this home by replacing the shingles on two sides of the roof and replacing the septic line from the home to the street. The interior is nicely set up with 2 bedrooms, 1 bathroom, and a large entrance and laundry room just off the eat in kitchen. There are still a few projects to be completed. At this price point you will be able to finish the projects to your taste and still have a small mortgage! 360 virtual tour is now available in the media section, floor plans are available in the photos section!