



**5401 53 Street  
Berwyn, Alberta**

**MLS # A2131958**



**\$159,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,682 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Drive Through, Driveway, Driveway		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	Residential General (R-1)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Great family home on a large fenced corner lot in Berwyn! This home offers a unique layout with great features including a formal dining room, dedicated office space, spacious laundry room and large entrance complete with boot room all on the main level! There are 4 bedrooms, 3 bathrooms and two living rooms providing lots of space for any family! There is also an attached garage with a circular driveway and a fenced yard which allows for ample privacy. Many costly updates have already been done to this home including a newer furnace, some flooring, renovated kitchen and the shingles on the main portion of the home. Book an appointment to see firsthand all this home has to offer! 360 tour now available in the media section, floor plans available in the photos section!