



**GRASSROOTS**  
REALTY GROUP

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**5518 52 Street  
Berwyn, Alberta**

**MLS # A2146213**

**\$124,900**



<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Interior Lot, No Neighbours Behind, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	General Residential Distr
<b>Foundation:</b>	Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Ceiling Fan(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** TV Mount in East bedroom

What an amazing floorplan! Think of it like having two master bedrooms. Each of the two bedrooms is quite sizable, and each offers its own 4-piece ensuite. Another 2-piece washroom is present near the kitchen for general use. The living areas within the home are located centrally and feature an open living room, kitchen and dining area. This could be the perfect home for a family with a teenager, or a person needing a large guest suite, or just so many other permutations. After seeing this home, you will also wonder why all homes aren't built with two master bedrooms, &hellip;it just makes so much sense once you've seen it. This home was constructed in 2008 and has been very well maintained. The owner has constructed an attached double car garage for vehicles and storage. The backyard also has two large storage sheds so there is no shortage of space to tuck away all your non-household items, equipment and vehicles. The property is nestled into the north side of Berwyn, along a quiet street. When you get the time drive-by and if you would like to see more, please reach out to your favourite realtor for a tour.