



**5022 49 Street
Berwyn, Alberta**

MLS # A2157359



\$55,000

Division:	N/A		
Type:	Residential/Manufactured House		
Style:	Mobile		
Size:	1,260 sq.ft.	Age:	1976 (48 yrs old)
Beds:	1	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Front Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Block, Wood	Utilities:	-
Features:	Storage		

Inclusions: Sheds

Perfect price point for those looking to have their own space... this is a 2 bedroom home with a large addition creating 1260 sq ft of space with 2 bathrooms, 2 living room areas, a covered veranda style deck and large kitchen dining area. Currently the home is set up for a room rental space with its own bathroom and entrance but it very easy to take this back to the original home layout. The yard is private with extra space and at 94 X 80 is larger lot than expected. As well there are two large sheds for more storage. This is inexpensive living and offer all the basics plus a few options so if the rental market isn't for you or you are wanting to get out of renting than this is a very good option at a fantastic price!! The sign is up!! Call today!!