

**5130 50 Street**  
**Berwyn, Alberta**

**MLS # A2132145**



**\$89,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | N/A  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 731 sq.ft.   | <b>Age:</b>   | 1945 (79 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Off Street   |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Lawn, Landscaped, Level, Rectangular Lot |               |                   |

|                    |                                  |                   |   |
|--------------------|----------------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | Public  |
| <b>Floors:</b>     | Laminate, Linoleum               | <b>Sewer:</b>     | Public Sewer  |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Crawl Space, Partial, Unfinished | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame         | <b>Zoning:</b>    | RG  |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Sewer |
| <b>Features:</b>   | See Remarks                      |                   |   |

**Inclusions:** N/A

Affordable in a nice quiet neighborhood, that's what you will see when looking at this property. Built in 1945, this 731 sq. ft. home is ready for new owners. Entering through the front porch, you will find the living room that leads into the eat-in kitchen, two bedrooms, and a full bathroom. The laundry is in the rear entry porch. The yard is fenced, great for little ones or pets, and its corner lot location features a garden spot and crab-apple trees. There is a detached 2 car garage, and the home is situated on the west side of town, only a block from main street, and not far from a treed area and open farm fields. The little ones will appreciate the playground that is only a few blocks away. Queen Elizabeth Provincial Park Lake and Campgrounds are a short drive away. Text or call for an appointment to view.