

5405 52 Street
Berwyn, Alberta

MLS # A2147532



\$217,500

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|------------------|---|---------------|-------------------|
| Division: | N/A | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,278 sq.ft. | Age: | 1979 (45 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Off Street | | |
| Lot Size: | 0.24 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular L | | |

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|--------------------|----------------------------|-------------------|-----|
| Heating: | Boiler, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Siding | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Vinyl Windows | | |

Inclusions: n/a

Every time approaching the property you will appreciate the large concrete driveway and double attached garage. Imagine being welcomed by the warmth of a wood stove when you come home! The updated kitchen has an office space or a breakfast nook and the dining area leads to a covered, screened back porch. Main level features 3 bedrooms, a main bathroom, where the master bedroom has a walk-through closet and an updated 3pc en-suite. Downstairs you will find a family room that leads to the 24' x 22' garage, 4th bedroom, and another 3pc bathroom. The house is heated by a boiler through the baseboards, which is energy efficient and helps avoid dry air in winter. Don't let this beautiful family home skip your attention, call/text to book a showing!