



780-832-0996  
derek.estabrook@outlook.com

5410 52A Street  
Berwyn, Alberta

MLS # A2023219



**\$164,900**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Other		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RES

**Utilities:** -

**Inclusions:** none

Welcome to the charming village of Berwyn, where affordability meets comfort! Across from the park, this 1160 sq ft home features 4 bedrooms, three baths over two levels. A large, treed, fenced backyard, for the kids and pets to roam. Patio doors lead to a 10'x19' deck where you can have your morning coffee, or evening beverage! This home is waiting for you to put your own personal touches on it, to make it your own! Don't delay, call today!