



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

4901 53 Avenue  
Berwyn, Alberta

MLS # A2143093



\$179,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Converted Garage, Driveway, Off Street, Parking Pad, RV Access/Parking, Se		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Gazebo, Front Yard, Lawn, Landscaped, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** The fridge included is the white fridge in the garage, washer and dryer included is in the blue shed, washer and dryer worked when last used but has not been used in approx. 5 years and will be left as is, where is. Blue shed beside house will be included. White cupboards on North wall in kitchen, island and microwave stand will be included.

Take a look at this peaceful retreat! Located on a large corner lot on the edge of Berwyn the sellers have turned this property into a place to relax inside and out! The exterior is set up with a private covered deck which can be enjoyed any time and as an added bonus it helps keep the interior cool in the summer months. The yard is primarily fenced and is nicely set up with a dedicated area for a fire pit, raised garden beds, a shed for additional storage and enough parking for all your vehicles and an RV! The interior is nice and bright with white cabinets in the eat in kitchen, the comfortable living room is complete with a wood stove for those cool winter nights! There is a dedicated laundry room and 3 bedrooms and 2 bathrooms, one being a half bathroom ensuite. As an added bonus there is a heated attached double car garage that is currently being used as an art studio which creates great bonus space but if you are looking for more living space. You could always convert this space into year round living space or put in an overhead door and it could be a garage once again. If you are looking for a move in ready home in a private location with a great yard and flex space this is a must see! Check out the 360 virtual tour available in the media section, floor plans are in the photos section!