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5405 52 Street
Berwyn, Alberta

MLS # A2147532



\$217,500

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		

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!