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5022 49 Street  
Berwyn, Alberta

MLS # A2157359



**\$55,000**

<b>Division:</b>	N/A		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle, Metal

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Block, Wood

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R

**Utilities:** -

**Inclusions:** Sheds

Perfect price point for those looking to have their own space... this is a 2 bedroom home with a large addition creating 1260 sq ft of space with 2 bathrooms, 2 living room areas, a covered veranda style deck and large kitchen dining area. Currently the home is set up for a room rental space with its own bathroom and entrance but it very easy to take this back to the original home layout. The yard is private with extra space and at 94 X 80 is larger lot than expected. As well there are two large sheds for more storage. This is inexpensive living and offer all the basics plus a few options so if the rental market isn't for you or you are wanting to get out of renting than this is a very good option at a fantastic price!! The sign is up!! Call today!!