



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

5533 and 5531 51 Street  
Berwyn, Alberta

MLS # A2276963

\$214,500



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, Level, P		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential-General
<b>Foundation:</b>	Other	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** air conditioner, all existing window blinds, TV stand in living room, ride on mower, push mower, 16x20 shed, 10x12 shed, 3x4 shed, 4x6 shed, 10x12 shed

With two large and private lots and a spacious home, you will find all that you need here! Measuring 1,520 square feet, the open concept main living area is large and accommodating. Plenty of space for family and friends to gather. The kitchen is very spacious and has a handy island and huge pantry. The living room and dining room are directly adjacent the kitchen and with the vaulted ceilings, the overall feeling is of roominess. There are two large bedrooms and one bathroom on the one end of the house and on the other end is your private primary suite with walk-in closet and 4 piece bathroom with soaker tub. The large laundry room serves as the second entrance and has a huge closet and plenty of room for a deep freeze. The yard consists of two lots and is very private. FIVE sheds give you lots of storage and the largest of the sheds measures 16x20 and is insulated, heated and has an air conditioner to keep you comfortable any time of the year. A large deck is great for entertaining outside and part of the deck is covered and partially enclosed to keep you out of the elements. Even with all of this you still have lots of yard left. It has a nice lawn and firepit area and you could even build a garage or put in a large garden if you like. Plus extras like central air conditioning and a new hot water tank in 2024 let you know you are getting a great house. Call today to find out more and to book your private viewing!