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5402 53 Street  
Berwyn, Alberta

MLS # A2338034



\$199,000

|           |                                                                    |        |                   |
|-----------|--------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                               |        |                   |
| Type:     | Residential/House                                                  |        |                   |
| Style:    | Bungalow                                                           |        |                   |
| Size:     | 1,092 sq.ft.                                                       | Age:   | 1982 (44 yrs old) |
| Beds:     | 4                                                                  | Baths: | 2                 |
| Garage:   | Parking Pad                                                        |        |                   |
| Lot Size: | 0.18 Acre                                                          |        |                   |
| Lot Feat: | Back Yard, Front Yard, Lawn, No Neighbours Behind, Street Lighting |        |                   |

|             |                            |            |   |
|-------------|----------------------------|------------|---|
| Heating:    | Forced Air, Natural Gas    | Water:     | - |
| Floors:     | Carpet, Laminate, Linoleum | Sewer:     | - |
| Roof:       | Metal                      | Condo Fee: | - |
| Basement:   | Full                       | LLD:       | - |
| Exterior:   | Wood Frame                 | Zoning:    | R |
| Foundation: | Poured Concrete            | Utilities: | - |
| Features:   | Open Floorplan, Pantry     |            |   |

**Inclusions:** Stand up Freezer Chest Freezer Pool and all associated tools and equipment Existing window coverings

Fantastic Family Home with a Huge Private Yard! This well-kept 1,092 sq. ft. home in the quiet community of Berwyn offers 4 bedrooms and 2 bathrooms, providing plenty of space for a growing family. Built in 1982, the home has seen important upgrades, including a new metal roof and new triple-pane PVC windows on the main floor, adding comfort, efficiency and long-term value. Step outside and you'll really appreciate what this property has to offer—a very large, fully fenced yard with no neighbours directly behind, giving you exceptional privacy and plenty of room for the kids to play. A large deck provides great outdoor entertaining space, while the above-ground swimming pool and all associated pool equipment and tools are included. With a large green space directly behind the property, this home offers a combination of privacy, outdoor space and small-community living that can be difficult to find. Located in the Village of Berwyn, approximately 10 km from Grimshaw and 37 km from Peace River, this is a property worth a closer look!