

**5510 50 Street  
Berwyn, Alberta**

**MLS # A2247563**



# \$349,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,610 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	1.38 Acres		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

A Rare In-Town Oasis with Space, Privacy, and Endless Possibilities! Discover a truly unique property that blends the comfort of a well-kept family home with the rare bonus of 1.38 treed and private acres &mdash; all within town limits and connected to municipal services. The 1,610 sq. ft. home offers 4 bedrooms and 1.5 bathrooms, with main living areas that are light, bright, and welcoming. The expansive kitchen is a cook&rsquo;s dream, offering abundant cupboards, generous counter space, and room to gather. The spacious living room features a cozy wood-burning fireplace &mdash; perfect for chilly evenings. Step outside and enjoy the park-like setting. There&rsquo;s a large garden for growing your own produce, a private outdoor firepit area for relaxing or entertaining, and plenty of mature trees for privacy. What truly sets this property apart are the three separate garages: Garage 1: 32' x 28' with high ceilings and oversized doors &mdash; ideal for RVs, large equipment, or workshop space. Garage 2: 24' x 24', heated, with a concrete floor &mdash; perfect for year-round use. Garage 3: 26' x 30', heated, adjacent to the house, with a bonus second level ideal for a craft room, hobby space, or storage. There is almost 800 sq ft of space up here. Whether you&rsquo;re a hobbyist, car enthusiast, or simply someone who needs extra space, this property offers unmatched flexibility. With its private acreage feel, abundant storage, and prime in-town location, this is a once-in-a-lifetime opportunity you won&rsquo;t want to miss.