

# \$95,000 - 5101 49 Avenue, Berwyn

MLS® #A2256805

**\$95,000**

3 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.37 Acres

NONE, Berwyn, Alberta

Take a look at this well cared for home in Berwyn! Situated on a large corner lot complete with a large concrete parking pad and gravel driveway. Inside you will find this home has been well cared for and tastefully updated over the years with updated flooring, paint, counter tops and a drywall ceiling with added spray foam insulation. A spacious entrance in the heated porch allows direct access to the full unfinished basement which has an additional bathroom rough in and allows for potential future development and ample storage. This move in ready home is a must see!

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2256805                |
| Price          | \$95,000                |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,011                   |
| Acres          | 0.37                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 5101 49 Avenue         |
| Subdivision | NONE                   |
| City        | Berwyn                 |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H 0E0                |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 8                            |
| Parking        | Gravel Driveway, Parking Pad |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Walk-In Closet(s)                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Corner Lot, Landscaped, Lawn |
| Roof              | Metal                        |
| Construction      | Metal Siding                 |
| Foundation        | Poured Concrete              |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 1                    |
| Zoning         | R-G                  |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Northern Realty |
|----------------|------------------------|

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