

5510 50 Street
Berwyn, Alberta

MLS # A2247563



\$349,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — 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’s dream, offering abundant cupboards, generous counter space, and room to gather. The spacious living room features a cozy wood-burning fireplace — perfect for chilly evenings. Step outside and enjoy the park-like setting. There’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 — ideal for RVs, large equipment, or workshop space. Garage 2: 24' x 24', heated, with a concrete floor — 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’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’t want to miss.