

# \$399,900 - 5510 50 Street, Berwyn

MLS® #A2247563

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,610 sqft

Residential on 1.38 Acres

NONE, Berwyn, Alberta

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.

Built in 1967

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2247563      |
| Price          | \$399,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,610         |
| Acres          | 1.38          |
| Year Built     | 1967          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 5510 50 Street         |
| Subdivision | NONE                   |
| City        | Berwyn                 |
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H 0E0                |

**Amenities**

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 20                    |
| Parking        | Quad or More Detached |
| # of Garages   | 6                     |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator                   |

|                 |                             |
|-----------------|-----------------------------|
| Heating         | Forced Air, Natural Gas     |
| Cooling         | None                        |
| Fireplace       | Yes                         |
| # of Fireplaces | 1                           |
| Fireplaces      | Living Room, Wood Burning   |
| Has Basement    | Yes                         |
| Basement        | Partial, Partially Finished |

## Exterior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Garden, Private Yard, Storage                                                                                                                              |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Treed, Subdivided |
| Roof              | Asphalt Shingle                                                                                                                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                                           |
| Foundation        | Poured Concrete                                                                                                                                                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 4                 |
| Zoning         | R-G               |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.