

\$55,000 - 4410 50 Avenue, Myrnam

MLS® #E4391316

\$55,000

3 Bedroom, 1.00 Bathroom, 696 sqft

Single Family on 0.00 Acres

Myrnam, Myrnam, AB

Nestled on the outskirts of the peaceful village of Myrnam, this inviting 3-bedroom, 1-bath home offers the perfect blend of comfort, space, and potential. Step inside to find two spacious main-floor bedrooms, a full bathroom, and an airy living area filled with natural light. The partially unfinished basement includes a third bedroom and plenty of room to create additional living spaces or customize to suit your needs. Enjoy your morning coffee or evening relaxation on the covered back porch, overlooking a large backyard that perfectly balances open space with the charm of mature trees—ideal for outdoor entertaining, gardening, or simply unwinding in nature. Practical upgrades include a new breaker box and water meter, ensuring peace of mind for years to come. This corner lot property is an excellent opportunity for first-time buyers, downsizers, or anyone seeking a quiet, small-town lifestyle with room to grow.

Built in 1946

Essential Information

MLS® #	E4391316
Price	\$55,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	696
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4410 50 Avenue
Area	Myrnam
Subdivision	Myrnam
City	Myrnam
County	ALBERTA
Province	AB
Postal Code	T0B 3K0

Amenities

Amenities	Vinyl Windows
Parking	Front/Rear Drive Access, No Garage

Interior

Appliances	Dryer, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 6th, 2024
Days on Market	318
Zoning	Zone 60

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