

## \$249,500 - 4901 47 Avenue, Myrnam

MLS® #E4415711

**\$249,500**

4 Bedroom, 3.50 Bathroom, 2,511 sqft

Single Family on 0.00 Acres

Myrnam, Myrnam, AB

Great Opportunity to Own a Three Unit Apartment in the Friendly Community of Myrnam. Property Consists of One 2-Bedroom Apartment and Two- 1-Bedroom Apartments. Upgrades in Recent Years Include High Efficiency Furnaces, Hot Water Tank, Shingles, Vinyl Windows, Some Appliances, Some Newer Kitchen Cabinets, Some Fresh Paint and Vinyl Plank Flooring in the Living Room of the 2 Bedroom Unit. Excellent Investment Property. Live in One Unit and Rent the other Two Units. Must View Property!

Built in 1982

### Essential Information

MLS® #	E4415711
Price	\$249,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,511
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Tri-Plex
Style	Bungalow



Status                      Active

**Community Information**

Address                      4901 47 Avenue  
Area                            Myrnam  
Subdivision                  Myrnam  
City                            Myrnam  
County                        ALBERTA  
Province                      AB  
Postal Code                  T0B 3K0

**Amenities**

Amenities                      Off Street Parking, On Street Parking, Hot Water Natural Gas, Vinyl Windows  
  
Parking                        Stall

**Interior**

Appliances                      Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two  
  
Heating                        Forced Air-1, Forced Air-2, Natural Gas  
Stories                        1  
Has Basement                  Yes  
Basement                      None, No Basement

**Exterior**

Exterior                        Wood, Stucco  
Exterior Features              Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby  
  
Roof                            Asphalt Shingles  
Construction                  Wood, Stucco  
Foundation                      Concrete Perimeter, Grade Beam

**School Information**

Elementary                      Myrnam  
Middle                          Myrnam  
High                            Myrnam

**Additional Information**

Date Listed                      December 9th, 2024  
Days on Market                  132

## Zoning

## Zone 60

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