

## \$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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