

\$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 | 341 |
| Zoning | Zone 60 |

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