

## \$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
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### 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	233

## Zoning

## Zone 60

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