

\$99,900 - 4708 50 Street, Myrnam

MLS® #E4413945

\$99,900

2 Bedroom, 2.00 Bathroom, 646 sqft

Single Family on 0.00 Acres

Myrnam, Myrnam, AB

This delightful home offers exceptional charm and functionality, starting with its beautifully landscaped yard that exudes inviting curb appeal. Inside, natural light fills the bright and welcoming spaces. The basement hosts a spacious master bedroom featuring two large closets and a full bath, providing a private retreat. The home is equipped with modern upgrades, including a high-efficiency furnace for energy savings, a new water heater (2020), a new washer and dryer, a new stove, and updated flooring and basement windows. The main level includes a cozy bedroom, a full bathroom with a tub, and a sunny front office, perfect for work or relaxation. Outdoor enthusiasts will love the garden and greenhouse, ideal for cultivating plants, and the fenced dog run, ensuring a safe space for pets. The garage features a flexible space with a separate entrance, perfect for storage, a workshop, or even a home business. A newly paved driveway adds convenience, with the additional RV parking in the backyard.

Built in 1940

Essential Information

MLS® # E4413945

Price \$99,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	646
Acres	0.00
Year Built	1940
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	4708 50 Street
Area	Myrnam
Subdivision	Myrnam
City	Myrnam
County	ALBERTA
Province	AB
Postal Code	T0B 3K0

Amenities

Amenities	Dog Run-Fenced In, Greenhouse, R.V. Storage
Parking	Front/Rear Drive Access, RV Parking

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	New Myrnam School
Middle	New Myrnam School
High	New Myrnam School

Additional Information

Date Listed	November 18th, 2024
Days on Market	163
Zoning	Zone 60

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