

# \$239,900 - 5005 47 Ave, Myrnam

MLS® #E4440560

**\$239,900**

2 Bedroom, 1.00 Bathroom, 741 sqft  
Single Family on 0.00 Acres

Myrnam, Myrnam, AB

Discover the easy life in the heart of Myrnam! This charming home perfectly balances modern updates with its original character. Enjoy a stunning yard that backs onto a peaceful creek and neighboring farm, offering a serene country view. Step out onto the recently built private deck—perfect for morning coffees or evening sunsets. Inside, the main floor has been thoughtfully updated, featuring custom laundry, a refreshed bathroom, updated flooring, and storm doors. A new metal roof provides peace of mind, while the full basement with walkout offers plenty of space for hobbies, storage, or future development. The spacious, fully fenced yard is ideal for your pets or grandkids to play. Embrace the warmth of village living!

Built in 1955

## Essential Information

MLS® #	E4440560
Price	\$239,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	741
Acres	0.00
Year Built	1955



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5005 47 Ave
Area	Myrnam
Subdivision	Myrnam
City	Myrnam
County	ALBERTA
Province	AB
Postal Code	T0B 2N0

### Amenities

Amenities	Deck, Fire Pit, No Smoking Home, R.V. Storage, Walk-up Basement
Parking	Front Drive Access, RV Parking
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Composition
Exterior Features	Creek, Fenced, Landscaped, Level Land, Private Setting, Ravine View, Treed Lot
Roof	Metal
Construction	Wood, Composition
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
Days on Market	33
Zoning	Zone 60

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