

4708 50 Street  
Myrnam, Alberta

MLS # A2277695



## \$89,500

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	653 sq.ft.	<b>Age:</b>	1940 (86 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, Paved, Workshop in Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Primary Downstairs		

**Inclusions:** n/a

Affordable home for sale in Myrnam, Alberta - an excellent opportunity for first-time buyers, downsizers, or investors seeking small-town real estate with value and flexibility. This charming home features a functional layout with two bathrooms and a private primary bedroom located in the basement, offering added privacy and comfort. The main floor offers a bright, open-concept living area that feels welcoming and practical for everyday living. Two versatile flex spaces on the main level provide excellent functionality - currently used as a home office and an additional room that could serve as a bedroom, pantry, or storage area to suit your needs. Downstairs, the spacious primary bedroom creates a comfortable retreat with a generous closet area and convenient access to the second bathroom. This lower-level layout is ideal for those who appreciate separation between living and sleeping spaces. A major highlight of this property is the large backyard, offering ample room for gardening, outdoor entertaining, pets, or future improvements such as a garage. Whether you enjoy working in the yard or simply want space to relax outdoors, this yard offers endless potential. The attached storage structure is insulated and is a great place to store lawn and garden equipment. The front of the structure has been converted into a sun porch for enjoying summer evenings. This home combines peaceful rural living with access to local amenities and nearby communities, and is within a &frac12; hour drive to St. Paul, Mannville or Vermilion. Myrnam offers a progressive k-12 school.