

**4703 49 Street
Myrnam, Alberta**

MLS # A2253201

\$118,000



Division:	Myrnam		
Type:	Residential/House		
Style:	Bungalow		
Size:	988 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R0
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		
Inclusions:	N/A		

Charming 988 sq.ft. home in the welcoming community of Myrnam, AB. This property offers comfortable living with a practical layout and plenty of potential. The garage is equipped with a door that was replaced just five years ago. Whether you're a first-time buyer or downsizing this home is a great fit. Located in a quiet town setting, it's perfect for those seeking affordability and small-town living.