

5103 50 Avenue
Myrnam, Alberta

MLS # A2274616



\$189,900

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|-----------|--|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 962 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Brush, Corner Lot, Front Yard, Se | | |

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|-------------|--|------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed, Vinyl Siding | Zoning: | RS |
| Foundation: | Block | Utilities: | - |
| Features: | Ceiling Fan(s), Storage, Vinyl Windows | | |

Inclusions: n/a

This well-maintained bungalow in Myrnam, AB is perfectly situated on the quiet edge of the village, offering the ideal blend of comfort, updates, and small-town charm. Perfect for first-time buyers, downsizers, or anyone seeking affordable living in a friendly rural community, this home is warm, inviting, and move-in ready. Inside, you'll find 2 spacious bedrooms on the main floor, 1 additional bedroom downstairs, and an open-concept living room and kitchen that create a bright, functional main level. The basement has seen recent renovations, including a new furnace and hot water tank, updated flooring, paneling, fresh paint, and a convenient powder room. The private yard offers plenty of space for a garden, outdoor relaxation, or family gatherings—perfect for those who enjoy peaceful outdoor living. Myrnam is a quiet village in Northeastern Alberta featuring a progressive K-12 school and is located just 25 minutes from St. Paul, Two Hills, and Vermilion, providing easy access to additional amenities while maintaining a serene rural lifestyle.