

**4708 50 Street
Myrnam, Alberta**

MLS # A2277695

\$89,500



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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	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 15-minute drive to St. Paul, Mannville or Vermilion. Myrnam offers a progressive K-12 school.