

## \$27,900 - 5025 49 Street, Myrnam

MLS® #E4426848

**\$27,900**

2 Bedroom, 1.00 Bathroom, 736 sqft

Single Family on 0.00 Acres

Myrnam, Myrnam, AB

Handyman's Dream in Prime Myrnam Location! Calling all investors, DIYers, and visionaries! This charming 2-bedroom, 1-bath home offers endless potential and is ready for your creative touch. Nestled on Main Street in Myrnam right beside the Post Office, this property boasts a spacious kitchen, cozy living areas, and a basement awaiting your transformation. The backyard is a hidden gem, featuring a storage shed, mature trees and convenient back-alley access – perfect for future projects or extra parking. Whether you're looking to restore its charm or reimagine it completely, this property is your blank canvas. Opportunities like this in such a prime location don't come around often. Bring your toolbox and make this house a home!

Built in 1935

### Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4426848 |
| Price          | \$27,900 |
| Bedrooms       | 2        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 736      |
| Acres          | 0.00     |
| Year Built     | 1935     |



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

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5025 49 Street |
| Area        | Myrnam         |
| Subdivision | Myrnam         |
| City        | Myrnam         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0B 3K0        |

### **Amenities**

|           |                              |
|-----------|------------------------------|
| Amenities | On Street Parking            |
| Parking   | No Garage, Rear Drive Access |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                      |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished                               |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Composition, Vinyl                            |
| Exterior Features | Back Lane, Partially Landscaped, Schools, Treed Lot |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Composition, Vinyl                            |
| Foundation        | Concrete Perimeter                                  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 60          |

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Listing information last updated on April 3rd, 2025 at 4:17pm MDT