

Courtesy Of Ralph E Soldan Of Homewise Realty

\$249,500 - 4901 47 Avenue, Myrnam

MLS® #E4415711

\$249,500

4 Bedroom, 3.50 Bathroom, 2,511 sqft
Single Family on 0.00 Acres

Myrnam, Myrnam, AB

Great Opportunity to Own a Three Unit Apartment in the Friendly Community of Myrnam. Property Consists of One 2-Bedroom Apartment and Two- 1-Bedroom Apartments. Upgrades in Recent Years Include High Efficiency Furnaces, Hot Water Tank, Shingles, Vinyl Windows, Some Appliances, Some Newer Kitchen Cabinets, Some Fresh Paint and Vinyl Plank Flooring in the Living Room of the 2 Bedroom Unit. Excellent Investment Property. Live in One Unit and Rent the other Two Units. Must View Property!

Built in 1982

Essential Information

MLS® #	E4415711
Price	\$249,500
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,511
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Tri-Plex
Style	Bungalow



Status Active

Community Information

Address 4901 47 Avenue

Area Myrnam

Subdivision Myrnam

City Myrnam

County ALBERTA

Province AB

Postal Code T0B 3K0

Amenities

Amenities Off Street Parking, On Street Parking, Hot Water Natural Gas, Vinyl Windows

Parking Stall

Interior

Appliances Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two

Heating Forced Air-1, Forced Air-2, Natural Gas

Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Stucco

Exterior Features Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter, Grade Beam

School Information

Elementary Myrnam

Middle Myrnam

High Myrnam

Additional Information

Date Listed December 9th, 2024

Days on Market 210

Zoning

Zone 60

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