

# \$118,500 - 4703 47 Ave, Myrnam

MLS® #E4442366

## \$118,500

1 Bedroom, 1.00 Bathroom, 570 sqft  
Single Family on 0.00 Acres

Myrnam, Myrnam, AB

Charming Renovated 1-Bedroom Home Backing Onto Ravine 570 sq ft | Extensively Updated | Peaceful Natural Setting Welcome to this beautifully renovated 1-bedroom home, offering 570 sq ft of thoughtfully designed living space. Nestled against a serene ravine, this cozy retreat combines modern updates with natural charm. Recent extensive renovations include a stylish new kitchen, updated bathroom, contemporary flooring, energy-efficient windows and doors, and upgraded electrical throughout. Stay warm and cozy with the inviting pellet stove, adding both ambiance and cost-effective heat. Enjoy the convenience of a covered carport and incredibly affordable utilities. Whether you're looking for your first home, a downsized lifestyle, or a peaceful getaway, this property offers exceptional value in a tranquil setting.

Built in 1955

### Essential Information

MLS® #	E4442366
Price	\$118,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	570
Acres	0.00



Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4703 47 Ave
Area	Myrnam
Subdivision	Myrnam
City	Myrnam
County	ALBERTA
Province	AB
Postal Code	T0B 3K0

### Amenities

Amenities	Deck, Hot Water Electric
Parking	Front Drive Access, No Garage
Is Waterfront	Yes

### Interior

Appliances	Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Oil
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Creek, Hillside, Low Maintenance Landscape, No Back Lane, Private Setting, Ravine View
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
Days on Market	74
Zoning	Zone 60

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Listing information last updated on August 25th, 2025 at 8:17pm MDT