



**5103 50 Avenue
Myrnam, Alberta**

MLS # A2274616



\$189,900

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		

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.