

# \$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

Investor Alert: High-Potential Property in the Heart of Myrnam! Looking for your next investment opportunity? This 2-bedroom, 1-bath home on Main Street in Myrnam is packed with potential and positioned for profit. Located right next to the Post Office, this property offers excellent visibility and convenience—ideal for a fix-and-flip, rental, or future redevelopment. The home features a spacious kitchen, functional layout, and a basement ready to be reimaged. The generous backyard includes mature trees, a storage shed, and back-alley access—perfect for additional parking or expansion. Whether you're an experienced investor or looking for your next project, this property is a blank slate in a prime small-town location.

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	47
Zoning	Zone 60

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