



## 4708 50 Street Myrnam AB

\$117,000

This delightful home offers exceptional charm and functionality, starting with its beautifully landscaped yard that exudes inviting curb appeal. Inside, natural light fills the bright and welcoming spaces. The basement hosts a spacious master bedroom featuring two large closets and a full bath, providing a private retreat. The home is equipped with modern upgrades, including a high-efficiency furnace for energy savings, a new water heater (2020), a new washer and dryer, a new stove, and updated flooring and basement windows. The main level includes a cozy bedroom, a full bathroom with a tub, and a sunny front office, perfect for work or relaxation. Outdoor enthusiasts will love the garden and greenhouse, ideal for cultivating plants, and the fenced dog run, ensuring a safe space for pets. The garage features a flexible space with a separate entrance, perfect for storage, a workshop, or even a home business. A newly paved driveway adds convenience, with the additional RV parking in the backyard.

Listing Presented By:



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