

\$260,000 - 214 Mcewan Street, Granum

MLS® #A2220044

\$260,000

4 Bedroom, 2.00 Bathroom, 1,393 sqft

Residential on 2.97 Acres

NONE, Granum, Alberta

Welcome to your next home in the peaceful and family-friendly community of Granum â€” ideally located halfway between Lethbridge and Calgary, offering the best of both worlds: small-town tranquility with city convenience just a short drive away.

This beautifully updated home is designed with comfort and practicality in mind. Step inside to discover brand new flooring, a new furnace, and a 4-year-old hot water tank â€” ensuring modern efficiency and peace of mind. The kitchen features a spacious island, perfect for gatherings, meal prep, or homework time with the kids. The bathroom is equipped with a walk-in shower and a bidet attachment, providing extra comfort and accessibility.

Outside, accessibility is further enhanced with a wheelchair lift at the front entrance, while two new exterior doors and a new roof add curb appeal and long-term value. Nearly all the windows have been upgraded to new egress windows, bringing in lots of natural light and enhancing safety â€” with just two originals remaining at the front of the home.

For outdoor enthusiasts or those with recreational vehicles, the backyard features a large parking pad ideal for a trailer. And when it's time to get out and enjoy the neighborhood, you're surrounded by amenities: a pond with a quaint beach, basketball courts, a baseball diamond, a school, a bank, and even a



nine-hole golf course – all within easy reach.
It's a community where kids can play freely
and families can thrive.

Whether you're retiring, investing, or
starting out, this home offers exceptional value
in a welcoming, well-located town. Don't miss
your chance to own a move-in-ready property
with thoughtful upgrades and unbeatable
access to Southern Alberta's major hubs.

Built in 1977

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2220044 |
| Price | \$260,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,393 |
| Acres | 2.97 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 214 Mcewan Street |
| Subdivision | NONE |
| City | Granum |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 1A0 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 4 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, High Ceilings, Kitchen Island, Storage, Sump Pump(s), Low Flow Plumbing Fixtures |
| Appliances | Dryer, Electric Oven, Electric Stove, Freezer, Microwave, Refrigerator, Wall/Window Air Conditioner, Gas Water Heater |
| Heating | Forced Air, Electric |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Fire Pit, Private Yard, Rain Gutters, Storage |
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt |
| Construction | Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 12th, 2025 |
| Days on Market | 3 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | Real Estate Centre - Lethbridge |
|----------------|---------------------------------|

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