

\$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 – 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 – 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 – 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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