

# \$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	6
Zoning	R-1

## Listing Details

Listing Office	Real Estate Centre - Lethbridge
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