

# \$255,000 - 206 4 Avenue N, Marwayne

MLS® #A2172817

## \$255,000

4 Bedroom, 3.00 Bathroom, 1,496 sqft  
Residential on 1.09 Acres

Marwayne, Marwayne, Alberta

Are you looking for a spacious home in a quiet community? This almost 1500 sqft 4-level split offers affordability without giving up size! With its 4 bedrooms and 3 bathrooms, enormous fenced yard and attached double garage, this home is likely THE ONE! The main level welcomes with wide open spaces. The current owners renovated by removing walls and closets to modernize and brighten the home. How you'd like to use the the 2 dining areas is up to you. The upper level has 3 bedrooms including a unique 'den' area next to the primary bedroom. A 3 pc. ensuite finishes off the master suite. Down to the lower level is a family room, additional bedroom, 2 pc bath, laundry room and garage access. A few more steps down is a basement that is not developed. It's perfect for storage but is open to your imagination and reno ideas. Pets and Littles are secured in this fenced back yard with its mature trees and deck area. Marwayne is a vibrant village with shopping, fuel, a K-12 school, along with ball, hockey and curling to enjoy. A half hour to Lloydminster, 15 min to Kitscoty.

Built in 1984

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2172817  |
| Price    | \$255,000 |
| Bedrooms | 4         |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,496         |
| Acres          | 1.09          |
| Year Built     | 1984          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 206 4 Avenue N             |
| Subdivision | Marwayne                   |
| City        | Marwayne                   |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B2X0                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                        |
| Appliances        | Refrigerator, Dishwasher, Dryer, Microwave Hood Fan, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                               |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Gas, Family Room                                                      |
| Has Basement      | Yes                                                                   |
| Basement          | Partial, Partially Finished                                           |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | None                                                              |
| Lot Description   | Back Yard, Lawn, Back Lane, Cul-De-Sac, Front Yard, Interior Lot, |

|              |                 |
|--------------|-----------------|
|              | Irregular Lot   |
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2024 |
| Days on Market | 216                |
| Zoning         | R                  |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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