

# \$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	192
Zoning	R

### **Listing Details**

Listing Office	eXp Realty (Lloyd)
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