

# \$129,777 - 209 897 Highway, Marwayne

MLS® #A2191499

**\$129,777**

2 Bedroom, 1.00 Bathroom, 787 sqft

Residential on 0.31 Acres

Marwayne, Marwayne, Alberta

This delightful property is a perfect starter home or investment opportunity, nestled in the village of Marwayne. Some updates include vinyl plank flooring, paint, trim, a modern bathroom vanity and light fixtures. Other essential systems such as wiring (100 amp) and plumbing while also encompassing some windows and the hot water tank. Step outside onto the deck through patio doors off the living room, offering an inviting space for relaxation or entertaining. The generous lot size provides ample outdoor possibilities with additional features including a sturdy steel quonset/garage and a practical shed for storage needs. Embrace this charming haven where comfort meets convenience in the heart of Marwayne – your gateway to peaceful living with endless potential. Check out the 3D virtual tour!

Built in 1947

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2191499  |
| Price          | \$129,777 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 787       |
| Acres          | 0.31      |
| Year Built     | 1947      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 209 897 Highway            |
| Subdivision | Marwayne                   |
| City        | Marwayne                   |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 2X0                    |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Off Street, Single Garage Detached |
| # of Garages   | 1                                  |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Bookcases                               |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Unfinished, Partial                                     |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | None                                                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Level, Few Trees, Lawn, Many Trees |
| Roof              | Asphalt                                                              |
| Construction      | Vinyl Siding                                                         |
| Foundation        | Combination                                                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 81                 |
| Zoning         | R1                 |

### Listing Details

Listing Office

CENTURY 21 DRIVE

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