

# \$209,900 - 17 1 South Street, Marwayne

MLS® #A2201802

## \$209,900

2 Bedroom, 3.00 Bathroom, 890 sqft  
Residential on 0.14 Acres

Marwayne, Marwayne, Alberta

This charming home offers the perfect blend of comfort, convenience, and community. Well maintained property has undergone significant renovations, including: 2002 new doors, windows, bathroom, wiring, and plumbing. 2008 new furnace, 2023 new shingles on both home and garage, 2014 basement was completed, 2024 new hot water heater. A spacious 26x30 heated garage, built in 2007 with 10' walls and large overhead doors for those large vehicles. RV parking as well as 4 parking stalls. Lets not forget that this home has weeping tile around foundation that ties into the sump pump so no problems with flooding. Don't miss this incredible opportunity to own a piece of Marwayne's charm.



## Essential Information

MLS® #	A2201802
Price	\$209,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	890
Acres	0.14
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	17 1 South Street
Subdivision	Marwayne
City	Marwayne
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

## Amenities

Parking Spaces	5
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Sump Pump(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	March 11th, 2025
Days on Market	88
Zoning	R1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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