

# \$139,777 - 209 897 Highway, Marwayne

MLS® #A2191499

**\$139,777**

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	\$139,777
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	Partial, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	41
Zoning	R1

### **Listing Details**

Listing Office

CENTURY 21 DRIVE

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