

# \$149,999 - 103 3 Avenue N, Marwayne

MLS® #A2193081

**\$149,999**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.23 Acres

Marwayne, Marwayne, Alberta

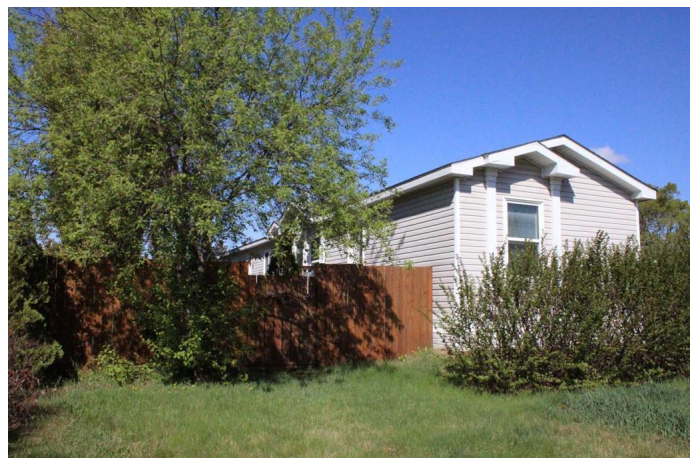
Enjoy life in the small town of Marwayne, Alberta. You are sure to fall in love with this 3-bed, 2-bath mobile home (2007) located in the community of Marwayne within walking distance of the K-12 school, park, grocery store and ball diamonds. It's a perfect home for all ages including first-time home buyers, buyers looking for a place to retire, buyers looking for a home in which to grow their family or buyers looking for an investment property. The appealing features of the mobile include the centrally located kitchen/dining/living room, the kitchen skylight and the vaulted ceilings. The property has a great layout with the primary bedroom and 4-pc ensuite at one end of the home and two bedrooms and the main 4-pc bathroom at the other end. The laundry is conveniently located by the side door. The area around the home is fully fenced which is great for pets and having the kids play in the yard when you are running the barbeque on the deck. The large back yard has back-alley access, lots of space for a garden and room for parking vehicles including the boat and the RV. Plus, there is a 12 ft X 10 ft shed that is serviced with power. This home is on owned and titled land. NO Lot fees. Call to view this great property.

Built in 2007

## Essential Information

MLS® #

A2193081



Price	\$149,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.23
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Active

### Community Information

Address	103 3 Avenue N
Subdivision	Marwayne
City	Marwayne
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	Open Floorplan, Skylight(s), Vaulted Ceiling(s)
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	None

### Additional Information

Date Listed	February 5th, 2025
Days on Market	163
Zoning	Res

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.