

# \$499,900 - 406 6 Street N, Marwayne

MLS® #A2254093

**\$499,900**

6 Bedroom, 4.00 Bathroom, 1,912 sqft

Residential on 0.29 Acres

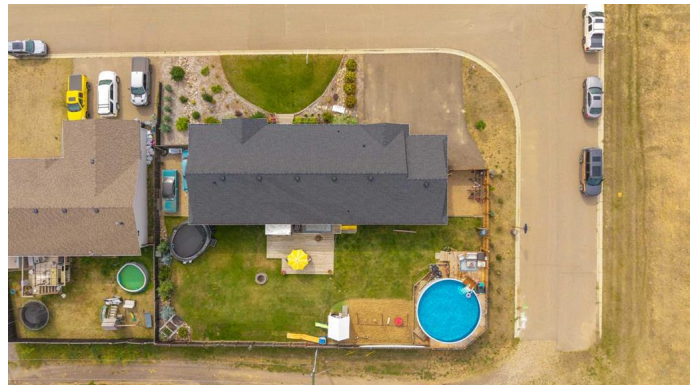
Marwayne, Marwayne, Alberta

Plenty of space inside and out! This ultimate family home offers nearly 4,000 square feet of living space and sits on two lots with no back neighbors! Built in 2014, it's well-equipped with important upgrades including: triple-pane windows, spray-foam insulation, surge protection, generator hook-up and a newer hot water tank.

The main floor features three bedrooms and two baths, including a primary suite with a very generous sized walk-in closet and 5-piece ensuite that feels like your very own oasis with oversized jet tub and walk-in tiled shower. The bright living room has an electric fireplace and backyard views, while the open kitchen offers a huge island and pantry offering an ample amount of storage and counter space. A mudroom connects to laundry (new washer 2025), a half bath, and an oversized (28x31) heated double garage with sump and 30-amp RV plug.

Downstairs: 10-ft ceilings, painted concrete floors, theatre wall with projection paint (the best movie nights will happen here!), another fireplace, plus three more massive bedroom, a bathroom with double sinks and lots of storage.

Step outside to a two-tier deck, back-lane access, buried downspouts and a 25-ft heated pool (new natural gas heater 2025) that runs May-October with little upkeep. The kids will



want to play outside in this yard!!

Curb appeal comes with a welcoming front porch, while the community offers K-12 school, sports facilities, trails, spray park and lots of annual events—all just 15 minutes from the Yellowhead. Free school bus pickup at the front door.

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254093    |
| Price          | \$499,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,912       |
| Acres          | 0.29        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 406 6 Street N             |
| Subdivision | Marwayne                   |
| City        | Marwayne                   |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 2X0                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | French Door, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows                                 |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings, Gas Water Heater |
| Heating           | Forced Air, Natural Gas                                                                                                                     |
| Cooling           | None                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                         |
| # of Fireplaces   | 2                                                                                                                                           |
| Fireplaces        | Electric                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                              |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Vinyl Siding, Wood Frame                                                             |
| Foundation        | Wood                                                                                 |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 5                   |
| Zoning         | R1                  |

## Listing Details

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

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