

# \$229,900 - 403 6 Street, Marwayne

MLS® #A2254164

**\$229,900**

5 Bedroom, 2.00 Bathroom, 1,079 sqft

Residential on 0.09 Acres

Marwayne, Marwayne, Alberta

Separately titled 1½ duplex! This bi-level style property is a smart choice for investors or homeowners looking to generate income while away. Each suite has a great layout, with the basement unit featuring its own 2 entrances/exits for added convenience. Parking won't be an issue with spaces available in both the front and back. The main floor suite offers forced air heating, 3 bedrooms, a 4-piece bathroom, and a spacious kitchen, dining, and living room with vaulted ceilings. The bright lower-level suite includes in-floor heat, large windows, 2 bedrooms, 1 bathroom, and an open kitchen, dining, and living room. A shared laundry room in the basement makes management simple. Whether you're living in one unit and renting the other, or using both as rentals, this property is a fantastic income-producing opportunity!

Built in 2008

## Essential Information

MLS® #	A2254164
Price	\$229,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.09
Year Built	2008



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	403 6 Street
Subdivision	Marwayne
City	Marwayne
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

### Amenities

Parking Spaces	4
Parking	Stall

### Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	September 9th, 2025
Days on Market	2
Zoning	R1A

### Listing Details

Listing Office	MUSGRAVE AGENCIES
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