

\$249,000 - 206 4 Avenue N, Marwayne

MLS® #A2270885

\$249,000

4 Bedroom, 3.00 Bathroom, 1,495 sqft

Residential on 0.17 Acres

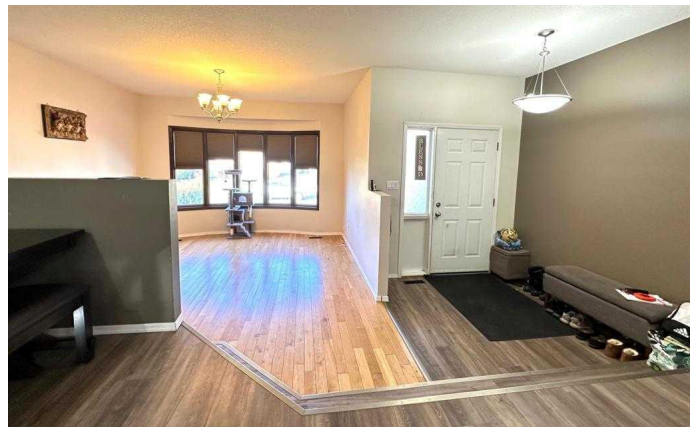
NONE, Marwayne, Alberta

Are you looking for a spacious home in a quiet community? This almost 1500 sqft 4-level split offers affordability without giving up size! With its 4 bedrooms and 3 bathrooms, enormous fenced yard and attached double garage, this home is likely THE ONE! The main level welcomes with wide open spaces. The current owners renovated by removing walls and closets to modernize and brighten the home. How you'd like to use the the 2 dining areas is up to you. The upper level has 3 bedrooms including a unique 'den' area next to the primary bedroom. A 3 pc. ensuite finishes off the master suite. Down to the lower level is a family room, additional bedroom, 2 pc bath, laundry room and garage access. A few more steps down is a basement that is not developed. It's perfect for storage but is open to your imagination and reno ideas. Pets and Littles are secured in this fenced back yard with its mature trees and deck area. Marwayne is a vibrant village with shopping, fuel, a K-12 school, along with ball, hockey and curling to enjoy. A half hour to Lloydminster, 15 min to Kitscoty.

Built in 1984

Essential Information

MLS® #	A2270885
Price	\$249,000
Bedrooms	4



Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,495
Acres	0.17
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	206 4 Avenue N
Subdivision	NONE
City	Marwayne
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Interior Lot, Irregular Lot, Lawn, Level

Roof	Asphalt
Construction	Concrete, Wood Frame
Foundation	Wood

Additional Information

Date Listed	November 13th, 2025
Zoning	R

Listing Details

Listing Office	eXp Realty (Lloyd)
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