

# \$269,900 - 213 2 Avenue N, Marwayne

MLS® #A2238005

**\$269,900**

4 Bedroom, 2.00 Bathroom, 1,310 sqft

Single Family on 0.15 Acres

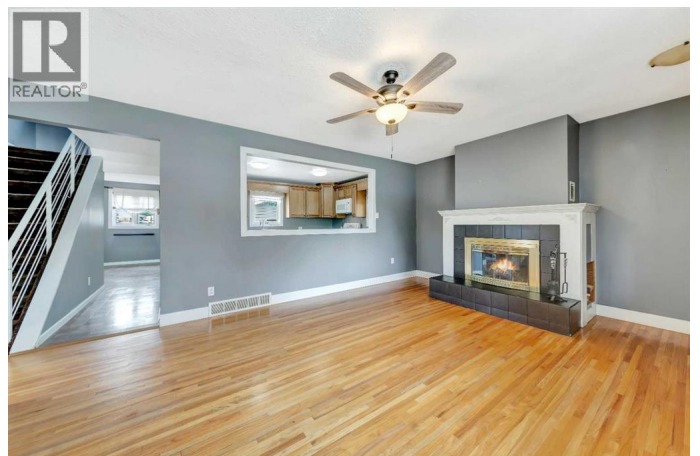
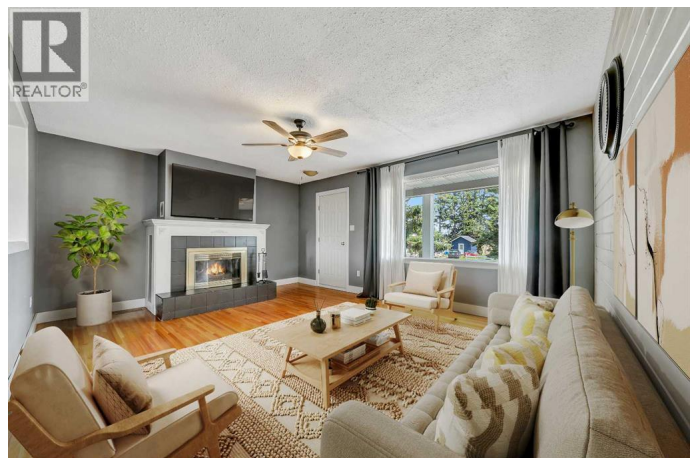
Marwayne, Marwayne, Alberta

Welcome to 213 2 Avenue N, Marwayne, Alberta – a charming character home full of warmth and potential. This one-and-a-half-storey property features two bedrooms on the upper level with classic dormer-style windows. The main floor offers a spacious living room with a cozy wood-burning fireplace, an oak kitchen package, and a convenient study that can easily be converted into a third bedroom. You™ also find main floor laundry and a full 4-piece bathroom. The finished basement includes a 3-piece bathroom, an additional bedroom, utility space with cold room access, and plenty of storage throughout. The mature, fenced yard offers alley access and a triple detached garage, which includes a heated 21x21 bay plus an additional 21x17 area for added convenience – ideal for storage, hobbies, or extra parking. A fantastic opportunity in the welcoming community of Marwayne! (id:6289)

Built in 1945

## Essential Information

Listings #	A2238005
Price	\$269,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,310
Acres	0.15
Year Built	1945



Type	Single Family
Sub-Type	Freehold

### Community Information

Address	213 2 Avenue N
Subdivision	Marwayne
City	Marwayne
Province	Alberta
Postal Code	T0B2X0

### Amenities

Amenities	Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	3
Parking	Detached Garage, Garage, Gravel, Heated Garage, RV
# of Garages	4

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### Exterior

Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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