# \$499,000 - 121 Hwy 897 Highway, Marwayne

MLS® #A2205156

### \$499,000

2 Bedroom, 1.00 Bathroom, 877 sqft Residential on 1.93 Acres

Marwayne, Marwayne, Alberta

Incredibly unique opportunity! Nearly 2 acres on the edge of Marwayne, AB. Best of both Worlds: on town water & septic while providing a secluded acreage feel. The parcel supplies a 60' x 44' DREAM SHOP built in 2018 (with extra living quarters), a 26' x 24' heated garage, as well as a GORGEOUS bungalow, renovated right down to the studs. Quite literally ALL new in the 877 SQ FT house. From the built in features to the magazine worthy kitchen, the home is sure to impress. The lot has an incredibly mature shelter-belt providing the utmost privacy. Character & care can be appreciated at every turn.







#### **Essential Information**

MLS® # A2205156 Price \$499,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 877

Acres 1.93

Type Residential

Sub-Type Detached

Style Bungalow

## **Community Information**

Status

Address 121 Hwy 897 Highway

Active

Subdivision Marwayne
City Marwayne

County Vermilion River, County of

Province Alberta
Postal Code T0B 2X0

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, No Smoking Home, Storage, Vinyl Windows

Appliances Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Partial, Unfinished

#### **Exterior**

Exterior Features Private Entrance, Private Yard, Storage

Lot Description Greenbelt, Irregular Lot, Lawn, No Neighbours Behind, Treed, Wooded

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 26th, 2025

Days on Market 221 Zoning R

#### **Listing Details**

Listing Office Vermilion Realty

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