

# \$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

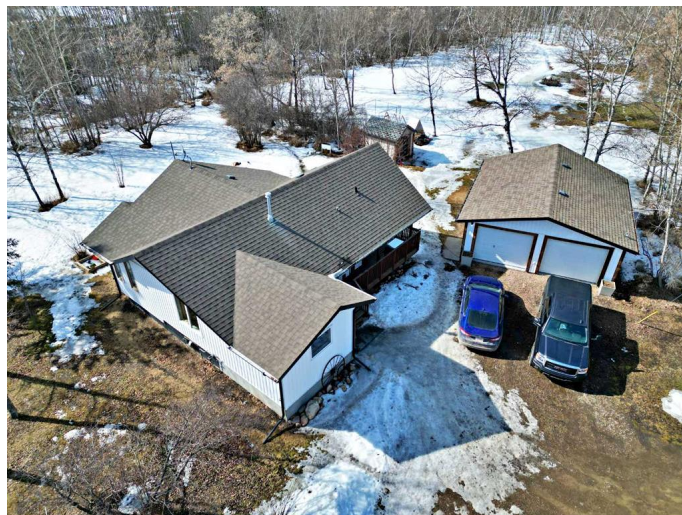
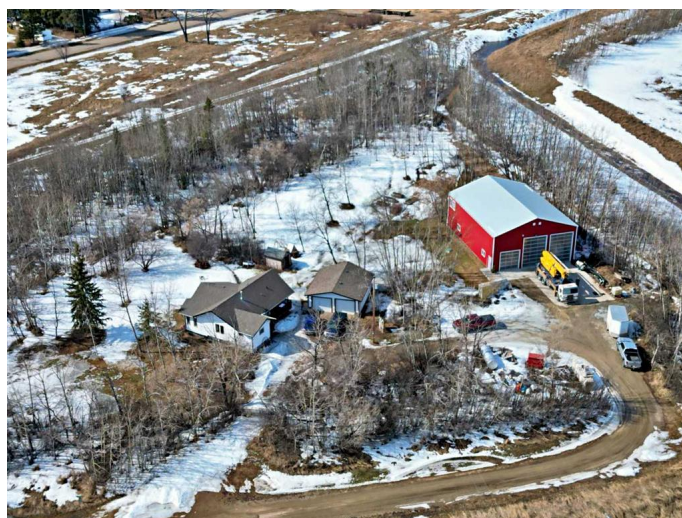
Incredibly unique opportunity! Nearly 2 acres on the edge of Marwayne, AB. Best of both Worlds: on town water & septic while providing a secluded acreage feel. The parcel supplies a 60' x 44' DREAM SHOP built in 2018 (with extra living quarters), a 26' x 24' heated garage, as well as a GORGEOUS bungalow, 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
Status	Active

## Community Information

Address 121 Hwy 897 Highway



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	130
Zoning	R

### Listing Details

Listing Office	Vermilion Realty
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