

# \$299,900 - 213 2 Avenue N, Marwayne

MLS® #A2238005

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,310 sqft

Residential on 0.15 Acres

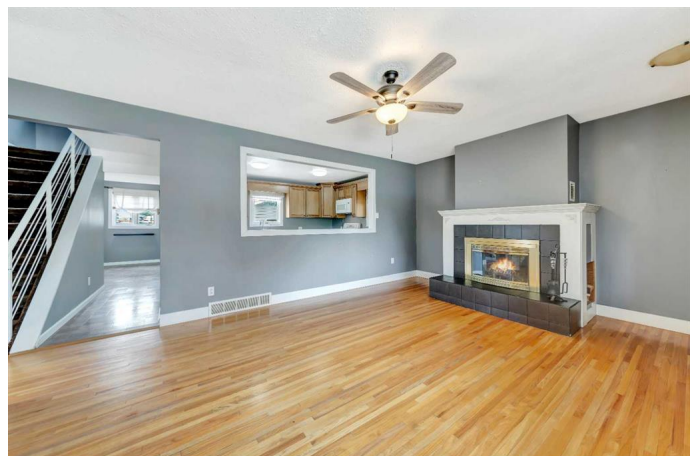
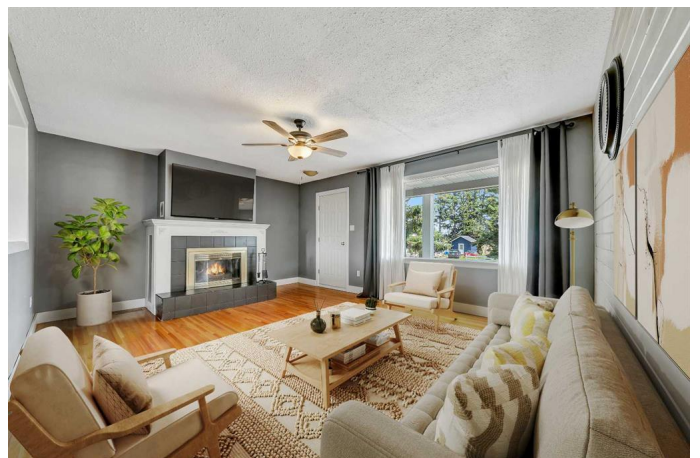
Marwayne, Marwayne, Alberta

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™ll 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!

Built in 1945

## Essential Information

MLS® #	A2238005
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,310
Acres	0.15



Year Built	1945
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	213 2 Avenue N
Subdivision	Marwayne
City	Marwayne
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Gravel Driveway, Heated Garage, Insulated, RV Access/Parking, Single Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 18th, 2025
Days on Market	1
Zoning	RES

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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