# $479,900 - 401 & 403 6 Street, Marwayne

MLS® #A2216141

**$479,900**

0 Bedroom, 0.00 Bathroom, 2,178 sqft
Multi-Family on 0.00 Acres

Marwayne, Marwayne, Alberta

4 plex on 2 titled lots! This excellent revenue property is in great condition and it sits on a corner lot with back-alley access. This bi-level style property features: 2 main floor suites with each one consisting of 3 bedrooms, 4-piece bathroom, and a spacious kitchen, dining and living room with vaulted ceilings. Each of the 2 lower-level suites include 2 bedrooms, 1 bathroom, kitchen, dining and living room as well as separate entrance at the rear of the property. The gorgeous basement suite in 401 has been recently finished. Each half of the duplex has a shared laundry room, and separate utilities.







Built in 2008

## Essential Information

| | |
|---|---|
| MLS® # | A2216141 |
| Price | $479,900 |
| Bathrooms | 0.00 |
| Square Footage | 2,178 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Multi-Family |
| Sub-Type | Duplex |
| Style | Side by Side, Bi-Level |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 401 & 403 6 Street |

| | |
|---|---|
| Subdivision | Marwayne |
| City | Marwayne |
| County | Vermilion River, County of |
| Province | Alberta |
| Postal Code | T0B 2X0 |

## Amenities

| | |
|---|---|
| Parking Spaces | 4 |
| Parking | Gravel Driveway |

## Interior

| | |
|---|---|
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| # of Stories | 1 |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

## Exterior

| | |
|---|---|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |

## Additional Information

| | |
|---|---|
| Date Listed | April 29th, 2025 |
| Days on Market | 63 |
| Zoning | R1A |

## Listing Details

| | |
|---|---|
| Listing Office | MUSGRAVE AGENCIES |