

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

MLS® #A2238005

\$299,900

4 Bedroom, 2.00 Bathroom, 1,310 sqft

Residential on 0.15 Acres

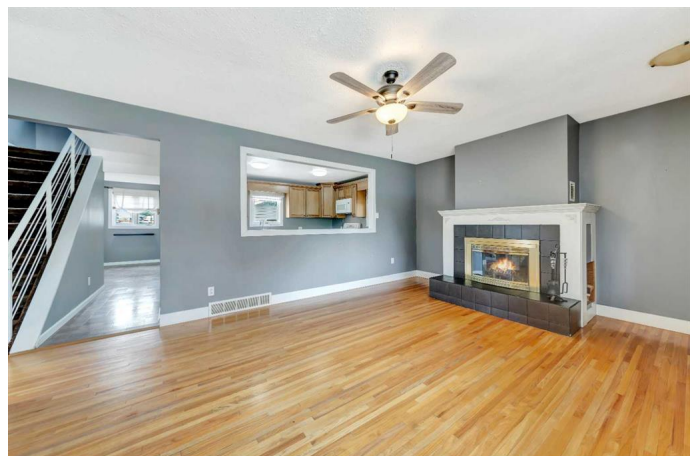
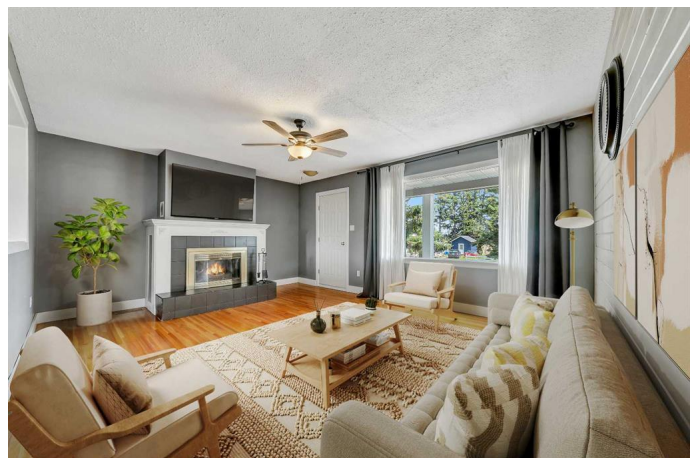
Marwayne, Marwayne, Alberta

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™ 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, Heated Garage, Single Garage Detached, Gravel Driveway, Insulated, RV Access/Parking
# 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	27
Zoning	RES

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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