

\$499,900 - 406 6 Street N, Marwayne

MLS® #A2254093

\$499,900

6 Bedroom, 4.00 Bathroom, 1,912 sqft
Residential on 0.29 Acres

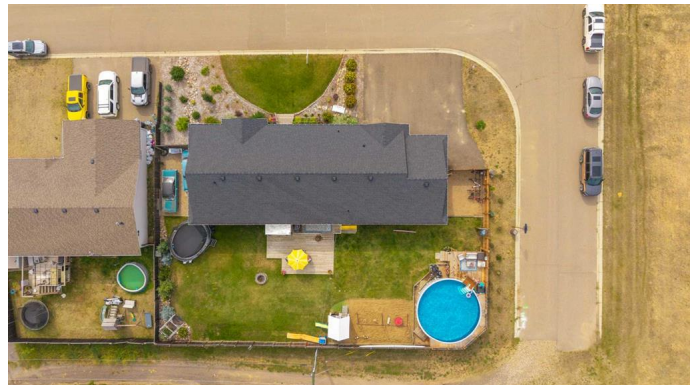
Marwayne, Marwayne, Alberta

Plenty of space inside and out! This ultimate family home offers nearly 4,000 square feet of living space and sits on two lots with no back neighbors! Built in 2014, it's well-equipped with important upgrades including: triple-pane windows, spray-foam insulation, surge protection, generator hook-up and a newer hot water tank.

The main floor features three bedrooms and two baths, including a primary suite with a very generous sized walk-in closet and 5-piece ensuite that feels like your very own oasis with oversized jet tub and walk-in tiled shower. The bright living room has an electric fireplace and backyard views, while the open kitchen offers a huge island and pantry offering an ample amount of storage and counter space. A mudroom connects to laundry (new washer 2025), a half bath, and an oversized (28x31) heated double garage with sump and 30-amp RV plug.

Downstairs: 10-ft ceilings, painted concrete floors, theatre wall with projection paint (the best movie nights will happen here!), another fireplace, plus three more massive bedroom, a bathroom with double sinks and lots of storage.

Step outside to a two-tier deck, back-lane access, buried downspouts and a 25-ft heated pool (new natural gas heater 2025) that runs May-October with little upkeep. The kids will



want to play outside in this yard!!

Curb appeal comes with a welcoming front porch, while the community offers K-12 school, sports facilities, trails, spray park and lots of annual events—all just 15 minutes from the Yellowhead. Free school bus pickup at the front door.

Built in 2014

Essential Information

MLS® #	A2254093
Price	\$499,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,912
Acres	0.29
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	406 6 Street N
Subdivision	Marwayne
City	Marwayne
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	French Door, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 4th, 2025
Days on Market	13
Zoning	R1

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.