

# \$534,999 - 406 6 Street N, Marwayne

MLS® #A2240497

**\$534,999**

6 Bedroom, 4.00 Bathroom, 1,908 sqft  
Residential on 0.29 Acres

Marwayne, Marwayne, Alberta

Room to live, room to play – right in Marwayne.

Sitting on two full lots with no back neighbour, this 1,900+ sq. ft. bungalow offers space in all the right places. Built in 2014, it features triple-pane windows, spray-foam insulation to help moderate temperatures year-round and it's generator-ready plus has a surge protector on the electrical panel for added peace of mind.

Inside, the main level gives you three bedrooms and two bathrooms, including a primary suite with a five-piece ensuite and a generous walk-in closet. The entry flows into a bright living room with an electric fireplace and a view of the backyard. A huge kitchen island anchors the open layout, with a pantry and sightlines into the living space – plus a new induction stove (2025) and a new microwave range hood being installed. Just off the mudroom you'll find a handy two-piece bath, laundry with a new washing machine (2025) and access to the large heated double garage with sump. 30-amp RV plug.

Downstairs offers 10-foot ceilings, painted concrete floors ready for your finishing touches, another electric fireplace and a theatre-style wall finished with projection paint – your entire wall becomes the screen! Three more bedrooms and another full bathroom round out the lower level. A newer



hot water tank (replaced within the last five years) serves the home.

Outside, enjoy a large backyard with back-lane access, buried downspouts to the property lines and a two-tier deck (20' x 30'). The main attraction? A 25-foot heated (natural gas) pool installed in 2022. The seller has been enjoying the pool from May through October with minimal upkeep—just a simple monthly filter clean.

The front porch gives this home great street appeal, while the Village of Marwayne adds even more to love: a K-12 school, curling rink, arena, ball diamonds, tennis courts, spray park and walking path. Annual events include the Lea Park Pro Rodeo, street dances, and Light Up Marwayne. All this in a friendly community just 15 minutes north of the Yellowhead. Bonus - free school bus service at the front door!

Ready to stretch out, dive in and make it yours? Come see how much life fits into this Marwayne bungalow!

Built in 2014

**Essential Information**

MLS® #	A2240497
Price	\$534,999
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,908
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, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

### Additional Information

Date Listed	July 18th, 2025
Days on Market	7

Zoning

Residential

## **Listing Details**

Listing Office

MUSGRAVE AGENCIES

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