

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

MLS® #A2251779

\$479,900

8 Bedroom, 4.00 Bathroom, 2,178 sqft

Residential on 0.19 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. See attached document for the room breakdown in each of the 4 units and the above grade square footage breakdown for each ½ of the 4plex.

Built in 2008

Essential Information

MLS® #	A2251779
Price	\$479,900
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	2,178
Acres	0.19
Year Built	2008
Type	Residential
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	Stall

Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 26th, 2025
Days on Market	1
Zoning	R1A

Listing Details

Listing Office	MUSGRAVE AGENCIES
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