# \$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  $\hat{A}\frac{1}{2}$  of the 4plex.



### **Essential Information**

MLS® # A2251779 Price \$479,900

Bedrooms 8

Bathrooms 4.00

Full Baths 4

Square Footage 2,178

Acres 0.19

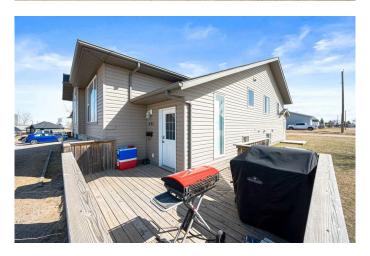
Year Built 2008

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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