

# \$214,900 - 216 Third Avenue N, Marwayne

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MLS® #A2265765

**\$214,900**

4 Bedroom, 3.00 Bathroom, 1,288 sqft

Residential on 0.17 Acres

Marwayne, Marwayne, Alberta

Don't miss your chance to own this charming 1,200 sq. ft. home on a desirable corner lot in Marwayne, AB! This beautifully maintained property offers a spacious single-car garage, a generous 7,500 sq. ft. yard perfect for outdoor living, and plenty of room to make it your own. Enjoy small-town living at its finest in this move-in-ready gem!

Built in 1985

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265765    |
| Price          | \$214,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,288       |
| Acres          | 0.17        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 216 Third Avenue N |
| Subdivision | Marwayne           |
| City        | Marwayne           |



|             |                            |
|-------------|----------------------------|
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 2X0                    |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 1                                |
| Parking        | Single Garage Detached, Driveway |
| # of Garages   | 1                                |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Central Vacuum                                                                 |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Stove(s) |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Electric, Basement                                                             |
| Has Basement      | Yes                                                                            |
| Basement          | Finished, Full                                                                 |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Lot Description   | Corner Lot              |
| Roof              | Asphalt Shingle         |
| Construction      | Brick, Composite Siding |
| Foundation        | Poured Concrete         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 1                  |
| Zoning         | R1                 |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Vermilion Realty |
|----------------|------------------|

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