

# \$269,900 - 213 2 Avenue N, Marwayne

MLS® #A2238005

**\$269,900**

4 Bedroom, 2.00 Bathroom, 1,310 sqft

Residential on 0.15 Acres

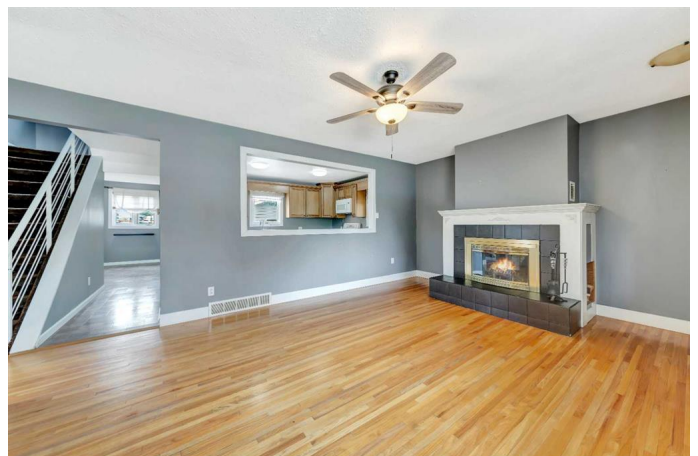
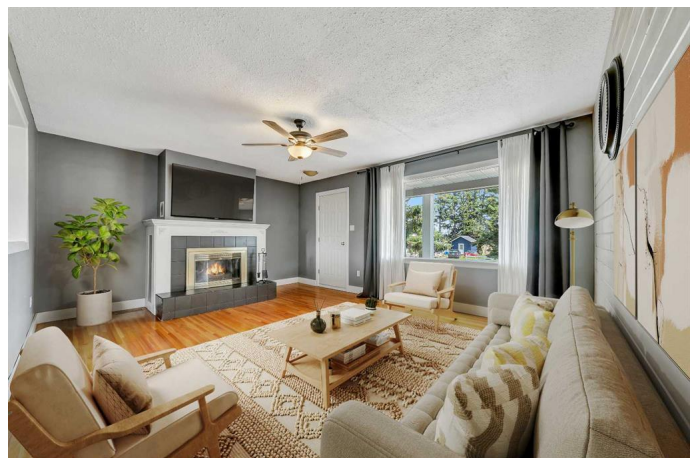
Marwayne, Marwayne, Alberta

Welcome to 213 2 Avenue N, Marwayne, Alberta – a charming character home full of warmth and potential. This one-and-a-half-storey property features two bedrooms on the upper level with classic dormer-style windows. The main floor offers a spacious living room with a cozy wood-burning fireplace, an oak kitchen package, and a convenient study that can easily be converted into a third bedroom. You’ll also find main floor laundry and a full 4-piece bathroom. The finished basement includes a 3-piece bathroom, an additional bedroom, utility space with cold room access, and plenty of storage throughout. The mature, fenced yard offers alley access and a triple detached garage, which includes a heated 21x21 bay plus an additional 21x17 area for added convenience – ideal for storage, hobbies, or extra parking. A fantastic opportunity in the welcoming community of Marwayne!

Built in 1945

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238005  |
| Price          | \$269,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,310     |
| Acres          | 0.15      |



|            |                   |
|------------|-------------------|
| Year Built | 1945              |
| Type       | Residential       |
| Sub-Type   | Detached          |
| Style      | 1 and Half Storey |
| Status     | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 213 2 Avenue N             |
| Subdivision | Marwayne                   |
| City        | Marwayne                   |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 2X0                    |

### Amenities

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                            |
| Parking        | Double Garage Detached, Gravel Driveway, Heated Garage, RV Access/Parking, Insulated, Single Garage Detached |
| # of Garages   | 2                                                                                                            |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | See Remarks                                                           |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Stove(s) |
| Heating           | Forced Air, Natural Gas                                               |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Wood Burning                                                          |
| Has Basement      | Yes                                                                   |
| Basement          | Finished, Full                                                        |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 71              |
| Zoning         | RES             |

### **Listing Details**

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

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