



GRASSROOTS
REALTY GROUP

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428 5 Street N
Marwayne, Alberta

MLS # A2226996



\$155,000

Division:	Marwayne		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,512 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Gravel Driveway, Insulated,		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry, Skylight(s), Soaking Tub		
Inclusions:	N/A		

Welcome to this well-maintained 1,512 sq ft double-wide mobile home, perfectly situated on a fully fenced lot in the quiet community of Marwayne, Alberta. Featuring 3 bedrooms and 2 full bathrooms, this home offers the ideal blend of space, comfort, and functionality. The heart of the home boasts a wide-open kitchen and dining area, complete with a cozy breakfast nook and an oversized living room—perfect for entertaining or relaxing with family. The large primary suite features a generous ensuite with a jetted soaker tub and separate shower, creating your own private retreat. Additional highlights include: Detached 20x24 double garage Central air conditioning for year-round comfort New shingles on the mobile New furnace and water softener Dedicated laundry room All appliances included Parking on both sides of the home With a fully fenced yard and plenty of outdoor space, this property is perfect for pets, kids, or backyard BBQs. Immediate occupancy can make it easy to plan your move! Whether you're a first-time buyer, downsizing, or looking for an affordable family home, this one checks all the boxes. Don't miss out—schedule your viewing today!