



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

206 4 Avenue N
Marwayne, Alberta

MLS # A2172817



\$255,000

Division:	Marwayne		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,496 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: NA

Are you looking for a spacious home in a quiet community? This almost 1500 sqft 4-level split offers affordability without giving up size! With its 4 bedrooms and 3 bathrooms, enormous fenced yard and attached double garage, this home is likely THE ONE! The main level welcomes with wide open spaces. The current owners renovated by removing walls and closets to modernize and brighten the home. How you'd like to use the 2 dining areas is up to you. The upper level has 3 bedrooms including a unique 'den' area next to the primary bedroom. A 3 pc. ensuite finishes off the master suite. Down to the lower level is a family room, additional bedroom, 2 pc bath, laundry room and garage access. A few more steps down is a basement that is not developed. It's perfect for storage but is open to your imagination and reno ideas. Pets and Littles are secured in this fenced back yard with its mature trees and deck area. Marwayne is a vibrant village with shopping, fuel, a K-12 school, along with ball, hockey and curling to enjoy. A half hour to Lloydminster, 15 min to Kitscoty.