



GRASSROOTS
REALTY GROUP

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

**17 1 South Street
Marwayne, Alberta**

MLS # A2201802



\$209,900

Division:	Marwayne		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	890 sq.ft.	Age:	-
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garag		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Wood

Features: Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

This charming home offers the perfect blend of comfort, convenience, and community. Well maintained property has undergone significant renovations, including: 2002 new doors, windows, bathroom, wiring, and plumbing. 2008 new furnace, 2023 new shingles on both home and garage, 2014 basement was completed, 2024 new hot water heater. A spacious 26x30 heated garage, built in 2007 with 10' walls and large overhead doors for those large vehicles. RV parking as well as 4 parking stalls. Lets not forget that this home has weeping tile around foundation that ties into the sump pump so no problems with flooding. Don't miss this incredible opportunity to own a piece of Marwayne's charm.