



**GRASSROOTS**  
REALTY GROUP

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**16 2 Street S**  
**Marwayne, Alberta**

**MLS # A2212976**



**\$159,900**

<b>Division:</b>	Marwayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	762 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Sump Pump(s)		

**Inclusions:** N/A

Looking for a place to call home in Marwayne, Alberta? This 762 square foot bungalow sits on a large corner lot and has a newly fenced yard. It has two bedrooms and a 4-piece bathroom on the main level and has another bedroom and a 2-piece bathroom in the basement. Located just steps away from the local school, it's an ideal spot for families. Upgrades include a recent furnace, a recent water heater, and recent shingles. The power was also just updated to 100 amp. Don't miss the opportunity to enjoy small-town living in Marwayne, Alberta. Call to view!