

\$479,900 - 401 & 403 6 Street, Marwayne

MLS® #A2216141

\$479,900

0 Bedroom, 0.00 Bathroom, 2,178 sqft

Multi-Family on 0.00 Acres

Marwayne, Marwayne, Alberta

4 plex on 2 titled lots! This excellent revenue property is in great condition and it sits on a corner lot with back-alley access. This bi-level style property features: 2 main floor suites with each one consisting of 3 bedrooms, 4-piece bathroom, and a spacious kitchen, dining and living room with vaulted ceilings. Each of the 2 lower-level suites include 2 bedrooms, 1 bathroom, kitchen, dining and living room as well as separate entrance at the rear of the property. The gorgeous basement suite in 401 has been recently finished. Each half of the duplex has a shared laundry room, and separate utilities.

Built in 2008

Essential Information

MLS® #	A2216141
Price	\$479,900
Bathrooms	0.00
Square Footage	2,178
Acres	0.00
Year Built	2008
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address 401 & 403 6 Street



Subdivision	Marwayne
City	Marwayne
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

Amenities

Parking Spaces	4
Parking	Gravel Driveway

Interior

Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
# of Stories	1
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	April 29th, 2025
Days on Market	117
Zoning	R1A

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.