

121 HWY 897 Highway
Marwayne, Alberta

MLS # A2205156



\$499,000

Division:	Marwayne		
Type:	Residential/House		
Style:	Bungalow		
Size:	877 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	1.93 Acres		
Lot Feat:	Greenbelt, Irregular Lot, Lawn, No Neighbours Behind, Treed, Wooded		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	26-52-3-W4
Exterior:	Concrete, Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Storage, Vinyl Windows		
Inclusions:	N/A		

Incredibly unique opportunity! Nearly 2 acres on the edge of Marwayne, AB. Best of both Worlds: on town water & septic while providing a secluded acreage feel. The parcel supplies a 60' x 44' DREAM SHOP built in 2018 (with extra living quarters), a 26' x 24' heated garage, as well as a GORGEOUS bungalow, renovated right down to the studs. Quite literally ALL new in the 877 SQ FT house. From the built in features to the magazine worthy kitchen, the home is sure to impress. The lot has an incredibly mature shelter-belt providing the utmost privacy. Character & care can be appreciated at every turn.