

**121 HWY 897 Highway  
Marwayne, Alberta**

**MLS # A2205156**

# \$499,000



<b>Division:</b>	Marwayne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	877 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	1.93 Acres		
<b>Lot Feat:</b>	Greenbelt, Irregular Lot, Lawn, No Neighbours Behind, Treed, Wooded		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Hardwood, Vinyl		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Partial, Unfinished		
<b>Exterior:</b>	Concrete, Vinyl Siding		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Built-in Features, No Smoking Home, Storage, Vinyl Windows		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	-		
<b>LLD:</b>	26-52-3-W4		
<b>Zoning:</b>	R		
<b>Utilities:</b>	-		

**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.