

# \$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	92
Zoning	R1A

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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