

# \$155,000 - 428 5 Street N, Marwayne

MLS® #A2226996

**\$155,000**

3 Bedroom, 2.00 Bathroom, 1,512 sqft

Residential on 0.16 Acres

Marwayne, Marwayne, Alberta

Welcome to this well-maintained 1,512 sq ft double-wide mobile home, perfectly situated on a fully fenced lot in the quiet community of Marwayne, Alberta. Featuring 3 bedrooms and 2 full bathrooms, this home offers the ideal blend of space, comfort, and functionality.

The heart of the home boasts a wide-open kitchen and dining area, complete with a cozy breakfast nook and an oversized living room—perfect for entertaining or relaxing with family. The large primary suite features a generous ensuite with a jetted soaker tub and separate shower, creating your own private retreat.

Additional highlights include:

- Detached 20x24 double garage
- Central air conditioning for year-round comfort
- New shingles on the mobile
- New furnace and water softener
- Dedicated laundry room
- All appliances included
- Parking on both sides of the home
- With a fully fenced yard and plenty of outdoor space, this property is perfect for pets, kids, or backyard BBQs. Immediate occupancy can make it easy to plan your move!

Whether you're a first-time buyer, downsizing, or looking for an affordable family home, this one checks all the boxes. Don't miss out—schedule your viewing today!



Built in 1999

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2226996                |
| Price          | \$155,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,512                   |
| Acres          | 0.16                    |
| Year Built     | 1999                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 428 5 Street N             |
| Subdivision | Marwayne                   |
| City        | Marwayne                   |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 2X0                    |

## Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                     |
| Parking        | Double Garage Detached, Garage Door Opener, Gravel Driveway, Off Street, RV Access/Parking, Insulated |
| # of Garages   | 2                                                                                                     |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Pantry, Skylight(s), Soaking Tub                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                      |
| Cooling           | Central Air                                                                                                  |
| Basement          | None                                                                                                         |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                   |
|-----------------|-----------------------------------|
| Lot Description | Back Lane, Corner Lot, Front Yard |
| Roof            | Asphalt Shingle                   |
| Construction    | Vinyl Siding, Wood Frame          |
| Foundation      | Piling(s)                         |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 158            |
| Zoning         | R1             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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.