

\$229,900 - 403 6 Street, Marwayne

MLS® #A2254164

\$229,900

5 Bedroom, 2.00 Bathroom, 1,079 sqft
Residential on 0.09 Acres

Marwayne, Marwayne, Alberta

Separately titled 1½ duplex! This bi-level style property is a smart choice for investors or homeowners looking to generate income while away. Each suite has a great layout, with the basement unit featuring its own 2 entrances/exits for added convenience. Parking won't be an issue with spaces available in both the front and back. The main floor suite offers forced air heating, 3 bedrooms, a 4-piece bathroom, and a spacious kitchen, dining, and living room with vaulted ceilings. The bright lower-level suite includes in-floor heat, large windows, 2 bedrooms, 1 bathroom, and an open kitchen, dining, and living room. A shared laundry room in the basement makes management simple. Whether you're living in one unit and renting the other, or using both as rentals, this property is a fantastic income-producing opportunity!

Built in 2008

Essential Information

MLS® #	A2254164
Price	\$229,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.09
Year Built	2008



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	403 6 Street
Subdivision	Marwayne
City	Marwayne
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

Amenities

Parking Spaces	4
Parking	Stall

Interior

Interior Features	Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 9th, 2025
Days on Market	12
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.