

# \$65,000 - 107 1 Street N, Marwayne

MLS® #A2256922

## \$65,000

3 Bedroom, 1.00 Bathroom, 825 sqft

Residential on 0.14 Acres

NONE, Marwayne, Alberta

This adorable home is the perfect first home or an affordable revenue property. 2 bedrooms on the main level and a large flex space on the second level, used as a bedroom. The eat-in kitchen, bathroom and bedrooms all have the solid original cabinetry making this home full of storage space. A partially fenced yard and a detached garage needing a new roof. Shingles on the house are 12 yrs old.

Built in 1946

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256922          |
| Price          | \$65,000          |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 825               |
| Acres          | 0.14              |
| Year Built     | 1946              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 107 1 Street N |
| Subdivision | NONE           |
| City        | Marwayne       |



|             |                            |
|-------------|----------------------------|
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 2X0                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                     |
|-------------------|---------------------|
| Interior Features | Built-in Features   |
| Appliances        | None                |
| Heating           | Forced Air          |
| Cooling           | None                |
| Has Basement      | Yes                 |
| Basement          | Unfinished, Partial |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | None                                                            |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Lawn |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Wood Frame                                                      |
| Foundation        | Poured Concrete                                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 37                   |
| Zoning         | R                    |

### Listing Details

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

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