

# \$89,900 - 303 3rd Street, Marwayne

MLS® #A2057733

**\$89,900**

4 Bedroom, 2.00 Bathroom, 1,143 sqft  
Residential on 0.30 Acres

Marwayne, Marwayne, Alberta

## MODIVATED SELLERS !

You need to check out this well maintained 1143 sq ft on 2 lots Located in Marwayne AB. .All 6 appliances included. Basement is partially finished with just needing flooring and ceiling tile to complete. Updated energy efficient furnace. Windows & exterior doors replaced in 2012. Enjoy the large backyard with alley access, 15x33 deck. single car garage 14x22 and a paved double wide driveway off the alley plus a paved driveway in the front. Check out the 3D Tour .

Built in 1962

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2057733    |
| Price          | \$89,900    |
| Sold Price     | \$82,500    |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,143       |
| Acres          | 0.30        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 303 3rd Street             |
| Subdivision | Marwayne                   |
| City        | Marwayne                   |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 2X0                    |

### Amenities

|         |                                                                    |
|---------|--------------------------------------------------------------------|
| Parking | Off Street, Parking Pad, RV Access/Parking, Single Garage Detached |
|---------|--------------------------------------------------------------------|

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                     |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Has Basement      | Yes                                                                             |
| Basement          | Partially Finished, See Remarks                                                 |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                               |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Irregular Lot, Paved |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Cedar                                                                                              |
| Foundation        | Poured Concrete                                                                                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | June 15th, 2023     |
| Date Sold      | December 20th, 2023 |
| Days on Market | 187                 |
| Zoning         | R1                  |
| HOA Fees       | 0.00                |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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