

# \$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, Insulated, Off Street, RV Access/Parking |
| # of Garages   | 2                                                                                                     |

## Interior

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

## Exterior

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

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 115            |
| Zoning         | R1             |

### **Listing Details**

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

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