

**428 5 Street N  
Marwayne, Alberta**

**MLS # A2226996**

**\$155,000**



<b>Division:</b>	Marwayne		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Gravel Driveway, Insulated,		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Pantry, Skylight(s), Soaking Tub		
<b>Inclusions:</b>	N/A		

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!