

**111 1 Street N  
Marwayne, Alberta****MLS # A2272850****\$282,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** NA

LIKE NEW. This home was lightly lived in for a short time. A beautiful raised bungalow in affordable Marwayne has been waiting for you! There are 3 Bedrooms on the main level. The Primary bedroom is completed with a 3pc ensuite. a Well appointed kitchen with sharp black newer appliances and walk-in pantry. Plus an island for added counter and storage space. The living room and kitchen are bathed in light with open lines and high ceilings! The basement is open to your vision of family space or a small revision at the front entry can provide access for a basement tenant. There is room for a garage in the back (with Village approval) Marwayne, AB is a half hour drive from The City of Lloydminster. The village has an excellent K-12 school along with fuel and groceries at local stores.