

\$399,900 - 523078 Rge 42 Road, Marwayne

MLS® #A2198736

\$399,900

5 Bedroom, 4.00 Bathroom, 1,575 sqft
Residential on 10.16 Acres

NONE, Marwayne, Alberta

Nestled in a prime location, this exceptional property boasts 10 acres of land overlooking a picturesque ravine, offering unparalleled views and a serene atmosphere. The property features a spacious, open-floor-plan residence with an impressive square footage, perfect for entertaining and everyday living. The walkout basement, constructed with durable Insulated Concrete Forms (ICF), provides additional living space and endless possibilities for customization. With plenty of room for further development, this property is ideal for those looking to add a shop, garage, or other outbuildings to suit their needs. Conveniently located just minutes away from Marwayne or Dewberry, this property offers the perfect blend of tranquility and accessibility.

Built in 2010

Essential Information

MLS® #	A2198736
Price	\$399,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,575
Acres	10.16
Year Built	2010
Type	Residential



Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	523078 Rge 42 Road
Subdivision	NONE
City	Marwayne
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

Amenities

Parking	None, Driveway, Gravel Driveway
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Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Gas Water Heater
Heating	In Floor, Forced Air, Hot Water, Natural Gas, Combination, Floor Furnace
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Corner Lot, Front Yard, Pasture, Rolling Slope, Subdivided
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	March 3rd, 2025
Days on Market	11
Zoning	AG

Listing Details

Listing Office	MUSGRAVE AGENCIES
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