

# \$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 |
|---------|---------------------------------|

### **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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