

# \$114,900 - 6, 17 3 Avenue Se, Marshall

MLS® #A2205265

**\$114,900**

4 Bedroom, 2.00 Bathroom, 1,033 sqft

Residential on 0.00 Acres

NONE, Marshall, Saskatchewan

Welcome to your potential new home in the charming town of Marshall, Saskatchewan, just a short commute from the bustling Lloydminster City. This property is the perfect blend of functionality and comfort, ideal for first-time home buyers seeking a cozy retreat or landlords pursuing a lucrative rental property. Inside, the townhouse features a minimalistic design with a large, airy living area filled with natural light from sizable windows. A flexible three-plus-one-bedroom layout caters to diverse needs, whether for living or workspace, offering extra versatility. Notable upgrades like updated windows and shingles enhance energy efficiency. At the same time, the carpet-free design ensures easy upkeep and a cleaner living environment. The bright, well-appointed kitchen provides ample storage and is equipped for a culinary adventure. The upstairs large primary bedroom is a spacious sanctuary for relaxation, complemented by clever storage solutions. A convenient two-piece bathroom on the main floor enhances the practical layout. The property boasts an enclosed yard, perfect for enjoying seasonal transitions, and a spacious basement that offers additional storage or potential for future renovation. 3D Virtual Tour Available!

Built in 1983

## Essential Information



MLS® #	A2205265
Price	\$114,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,033
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	6, 17 3 Avenue Se
Subdivision	NONE
City	Marshall
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1R0

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Stall

### **Interior**

Interior Features	Pantry, See Remarks, Storage
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle

Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	24
Zoning	Res

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.