

# \$109,900 - 6, 17 3 Avenue Se, Marshall

MLS® #A2205265

**\$109,900**

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	\$109,900
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, Storage, See Remarks
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	65
Zoning	Res

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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