

# \$139,900 - 21 3 Avenue W, Marshall

MLS® #A2257048

## \$139,900

1 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.16 Acres

NONE, Marshall, Saskatchewan

Built in 2010, this 26 ft X 26 ft 1 ½ storey home is ready for your finishing touches. The open plan main level just had new vinyl plank flooring installed and hosts the kitchen, dining and living room areas plus a 2 pc powder room and a main floor laundry/utility room. The pot lights and windows make the space feel light and bright, perfect for entertaining. Enjoy the privacy of the large upstairs primary bedroom and 4-pc bathroom. Outside, is a large yard with plenty of room for your vehicles, with a spot along the side of the home as well as more parking in the front yard. Additional advantages include: Vinyl windows, vinyl siding, newer furnace and a partially fenced yard plus an RV septic hookup. This affordable property is a must see! Call to view.

Built in 2010

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257048    |
| Price          | \$139,900   |
| Bedrooms       | 1           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,012       |
| Acres          | 0.16        |
| Year Built     | 2010        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Detached          |
| Style    | 1 and Half Storey |
| Status   | Active            |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 21 3 Avenue W |
| Subdivision | NONE          |
| City        | Marshall      |
| County      | Saskatchewan  |
| Province    | Saskatchewan  |
| Postal Code | S0M 1R0       |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 4                             |
| Parking        | Off Street, RV Access/Parking |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Open Floorplan, Recessed Lighting, Vinyl Windows |
| Appliances        | None                                             |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Basement          | None                                             |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | None                                        |
| Lot Description   | Back Lane, Few Trees, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                             |
| Construction      | Vinyl Siding, Wood Frame                    |
| Foundation        | Slab                                        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 11                   |
| Zoning         | R                    |

### 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.