

**2, 19 3 Avenue SE  
Marshall, Saskatchewan**

**MLS # A2228944**



**\$119,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Charming Updated Townhouse in Marshall, SK &ndash; End Unit with Fenced Yard Welcome to this beautifully updated 3-bedroom, 1.5-bathroom townhouse located in the quiet and friendly community of Marshall, Saskatchewan. This end-unit home offers added privacy and plenty of natural light, along with a fully fenced yard and storage shed&mdash;perfect for families, first-time buyers, or anyone looking to enjoy small-town living with modern comforts. Step inside to discover a fresh and inviting interior featuring new flooring upstairs, fresh paint throughout, and updated light fixtures and doors. The kitchen has been tastefully refreshed with new countertops, a stylish new faucet, and a brand-new hood fan. All appliances are included, making this home truly move-in ready. The unfinished basement provides ample storage space and the opportunity to create a custom rec room, gym, or workshop to suit your lifestyle needs. Don't miss this affordable opportunity to own a well-maintained and upgraded home in a welcoming community&mdash;just minutes from Lloydminster. Schedule your viewing today! Update your appliances with a credit of \$5000 on closing!