

**20 Railway Avenue E
Marshall, Saskatchewan****MLS # A2240118****\$39,900****Division:** NONE**Lot Size:** 0.52 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** RMH**Water:** -**Sewer:** -**Utilities:** -

Welcome to 20 Railway Avenue, Marshall, SK. This spacious property offers a prime location in Marshall, just minutes from Lloydminster. Situated on a large double lot, this property spans 0.32 acres, providing ample space to build a comfortable home for your family. The corner lot ensures great access and visibility, while its proximity to the main street makes it convenient for connecting to the community. According to the zoning bylaw, permitted uses include one (1) single-detached dwelling, including an RTM. Semi-detached, duplex, fourplex, or townhouse options may also be possible if space allows. This gives you flexibility whether you're looking to create a peaceful sanctuary, develop income potential, or enjoy an affordable lifestyle with room for recreational vehicles and other toys.