

**116 1 Avenue W
Marsden, Saskatchewan**
MLS # A2251288

\$126,000
Division: NONE

Type: Residential/House

Style: Bungalow

Size: 1,198 sq.ft. **Age:** 1954 (72 yrs old)

Beds: 2 **Baths:** 2 full / 1 half

Garage: Off Street

Lot Size: 0.26 Acre

Lot Feat: Back Yard, Lawn, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Hardwood, Laminate, Linoleum, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished

LLD: -

Exterior: Wood Frame

Zoning: R1

Foundation: Block, Poured Concrete

Utilities: -

Features: Kitchen Island, Laminate Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to this inviting 2-bedroom, 3-bath home in the quiet community of Marsden, SK. Thoughtfully updated, it offers both comfort and functionality. The spacious primary suite includes a private 3-piece ensuite, while the second bedroom features its own 2-piece ensuite—perfect for guests or family. An additional updated 4-piece bathroom adds convenience. The bright, modern kitchen boasts hardwood flooring with in-floor heat, abundant cabinet and countertop space, a central island, and included appliances. Patio doors off the dining area open to a fully fenced backyard, ideal for gatherings, gardening, or simply relaxing outdoors. The lower level is unfinished, providing plenty of potential to customize to your needs, while recent updates such as a newer furnace, hot water heater, windows, and siding ensure peace of mind. A paved driveway accommodates 2–3 vehicles with ease. This move-in ready property blends modern updates with future potential—an excellent opportunity in a welcoming small-town setting.