

**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.