

**13 2 Avenue E
Marshall, Saskatchewan****MLS # A2271877****\$169,900**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,167 sq.ft.	Age:	1940 (86 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Sump Pump(s)		

Inclusions: N/A

Discover the charm of this unique character home in the welcoming community of Marshall, SK—ready for its next owners! Thoughtfully maintained, this property features several updates including newer shingles, furnace, and a large picture window, while still showcasing timeless details like original hardwood floors and beautiful French doors. The main floor offers a functional layout with easy flow between the kitchen, dining area, and spacious living room—perfect for everyday living or hosting friends and family. Upstairs, you'll find three generous bedrooms and a bathroom. The finished basement adds even more living space with a cozy family room, additional bedroom, and another bathroom. Outside, enjoy a large fenced yard with storage shed, offering plenty of room to play, garden, or relax. All of this just steps away from the local school and playground—an ideal setting for families.