

**15 1 Street E
Marsden, Saskatchewan**

MLS # A2274227



\$179,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,156 sq.ft.	Age:	1930 (96 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.63 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Irregular Lot, Lawn, M		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, Skylight(s)		

Inclusions: N/A

Located in a small town 40 minutes from Lloydminster, this practical two-storey house provides a comfortable living space with four bedrooms and two bathrooms. The garage has been converted into an oversized bedroom, adding to the home's versatility. Additionally, new flooring has been installed throughout most of the home. This property includes a large yard over 0.6 acres, suitable for outdoor activities and gardening. Additionally, there's a 26x28 detached garage and a 12x18 shed, offering ample space for vehicles or extra storage. With its quiet setting and convenient access to nearby amenities, this home is a solid choice for those wanting a balance between rural and urban living.