

**21 3 Avenue W  
Marshall, Saskatchewan**

**MLS # A2280492**



**\$139,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,012 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Subfloor, Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Recessed Lighting, Vinyl Windows		

**Inclusions:** N/A

Built in 2010, this 26 ft X 26 ft 1  $\frac{1}{2}$  storey home is ready for your finishing touches. The open plan main level just had new vinyl plank flooring installed and hosts the kitchen, dining and living room areas plus a 2 pc powder room and a main floor laundry/utility room. The pot lights and windows make the space feel light and bright, perfect for entertaining. Enjoy the privacy of the large upstairs primary bedroom and 4-pc bathroom. Outside, is a large yard with plenty of room for your vehicles, with a spot along the side of the home as well as more parking in the front yard. Additional advantages include: Vinyl windows, vinyl siding, newer furnace and a partially fenced yard plus an RV septic hookup. This affordable property is a must see! Call to view.