

**21 3 Avenue W
Marshall, Saskatchewan****MLS # A2280492****\$139,900****Division:** NONE**Type:** Residential/House**Style:** 1 and Half Storey**Size:** 1,012 sq.ft. **Age:** 2010 (16 yrs old)**Beds:** 1 **Baths:** 1 full / 1 half**Garage:** Off Street, RV Access/Parking**Lot Size:** 0.16 Acre**Lot Feat:** Back Lane, Few Trees, Lawn, Rectangular Lot**Heating:** Forced Air, Natural Gas**Water:** -**Floors:** Subfloor, Concrete**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** None**LLD:** -**Exterior:** Vinyl Siding, Wood Frame**Zoning:** R**Foundation:** Slab**Utilities:** -**Features:** Open Floorplan, Recessed Lighting, Vinyl Windows**Inclusions:** N/A

Built in 2010, this 26 ft X 26 ft 1 ½ 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.