

# \$179,500 - 18 3 Avenue Se, Marshall

MLS® #A2137622

**\$179,500**

2 Bedroom, 1.00 Bathroom, 727 sqft

Residential on 0.17 Acres

NONE, Marshall, Saskatchewan

Perched in the tranquil bedroom community of Marshall, SK, this residence stands as a testament to unique design and thoughtful craftsmanship. A standout feature is the expansive 24 X 32 garage boasting in-floor heat, a 3-piece bathroom, robust 200-amp service and lofty 10'™ walls that house a self-contained 2-bedroom home above – offering unparalleled versatility. Recently updated with four-year-old shingles and a new sewer pump, this property offers more than meets the eye. Enjoying an enviable bird's eye view rarely seen by many, the soaring ceilings within create an illusion of grandeur within its modest square footage. Discover a cozy living room seamlessly flowing into the kitchen/dining area alongside a convenient laundry space. Two inviting bedrooms complemented by a well-appointed 4-piece bath complete this charming abode – truly making it a treasure worth coveting. Furthermore, envision endless possibilities with ample land to potentially construct your dream detached house at the front of the lot for personal use while leaving open potential for guests or teenage retreats in the loft-like sanctuary above the garage. Embrace boundless opportunities awaiting you at this unique property in Marshall.

Built in 2008

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2137622    |
| Price          | \$179,500   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 727         |
| Acres          | 0.17        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 18 3 Avenue Se |
| Subdivision | NONE           |
| City        | Marshall       |
| County      | Saskatchewan   |
| Province    | Saskatchewan   |
| Postal Code | S0M 1R0        |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, Off Street |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, See Remarks               |
| Appliances        | Electric Stove, Refrigerator, Range Hood |
| Heating           | In Floor                                 |
| Cooling           | None                                     |
| Basement          | None                                     |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Lane, City Lot, Front Yard, Interior Lot |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |

Foundation                    Poured Concrete

**Additional Information**

Date Listed                    June 10th, 2024  
Days on Market                326  
Zoning                          R1

**Listing Details**

Listing Office                    CENTURY 21 DRIVE

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