

# \$195,500 - 18 3 Avenue Se, Marshall

MLS® #A2137622

**\$195,500**

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	\$195,500
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        298

Zoning                  R1

### **Listing Details**

Listing Office            CENTURY 21 DRIVE

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