

# \$239,900 - 16 3 Avenue W, Marshall

MLS® #A2223968

**\$239,900**

5 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.14 Acres

NONE, Marshall, Saskatchewan

Welcome to this well-appointed home in the heart of Marshall, Saskatchewan, offering the perfect blend of comfort, space, and versatility. With 3 bedrooms on the main floor, this property is ideal for families, and it features main floor laundry for added convenience.

You'll love the bright, open-concept kitchen, perfect for entertaining, which flows seamlessly into an oversized living room—a great space for gatherings or cozy evenings in.

The basement offers incredible potential with a separate entry, house was put on basement in 1999, making it ideal for a rental suite or extended family. It includes 2 additional bedrooms, a second kitchen, living area, 3-piece bathroom, and laundry. While it needs some finishing touches, it's a fantastic opportunity to customize to your needs or add value.

Step outside to the impressive 30x26 heated shop built in 1999, complete with a mezzanine, dedicated work area, storage space, and built-in compressor—perfect for hobbyists, mechanics, or home-based businesses.

Whether you're looking for space to grow, income potential, or a place to pursue your projects, this home checks all the boxes.

Built in 1950



## Essential Information

MLS® #	A2223968
Price	\$239,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,172
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	16 3 Avenue W
Subdivision	NONE
City	Marshall
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1R0

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Gravel Driveway, Heated Garage, Off Street, Oversized, Workshop in Garage
# of Garages	2

## Interior

Interior Features	Separate Entrance
Appliances	Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Lane

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	4
Zoning	R1

**Listing Details**

Listing Office	eXp Realty (Lloyd)
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