



**GRASSROOTS**  
REALTY GROUP

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**26 1 Avenue E  
Marshall, Saskatchewan**

**MLS # A2216625**



**\$79,900**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                           |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Double Wide        |               |                   |
| <b>Size:</b>     | 1,152 sq.ft.                   | <b>Age:</b>   | 1975 (50 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Driveway, Off Street           |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Lawn    |               |                   |

|                    |                         |                   |             |
|--------------------|-------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Linoleum        | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | None                    | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Metal Siding            | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | None                    | <b>Utilities:</b> | -           |
| <b>Features:</b>   | See Remarks             |                   |             |

**Inclusions:** N/A

Looking for an affordable 3 bedroom, 2 bathroom residence? Located in the quiet community of Marshall, Saskatchewan, this double wide mobile features over 1100 sq ft of living space. The furnace was replaced a few years ago. The refrigerator, stove, washer and dryer are included in the sale. The yard is fenced and includes a shed. Call to view!