



GRASSROOTS
REALTY GROUP

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2, 19 3 Avenue SE
Marshall, Saskatchewan

MLS # A2228944



\$119,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,077 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Charming Updated Townhouse in Marshall, SK – End Unit with Fenced Yard Welcome to this beautifully updated 3-bedroom, 1.5-bathroom townhouse located in the quiet and friendly community of Marshall, Saskatchewan. This end-unit home offers added privacy and plenty of natural light, along with a fully fenced yard and storage shed—perfect for families, first-time buyers, or anyone looking to enjoy small-town living with modern comforts. Step inside to discover a fresh and inviting interior featuring new flooring upstairs, fresh paint throughout, and updated light fixtures and doors. The kitchen has been tastefully refreshed with new countertops, a stylish new faucet, and a brand-new hood fan. All appliances are included, making this home truly move-in ready. The unfinished basement provides ample storage space and the opportunity to create a custom rec room, gym, or workshop to suit your lifestyle needs. Don't miss this affordable opportunity to own a well-maintained and upgraded home in a welcoming community—just minutes from Lloydminster. Schedule your viewing today! Update your appliances with a credit of \$5000 on closing!