



GRASSROOTS
REALTY GROUP

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18 3 Avenue SE
Marshall, Saskatchewan

MLS # A2229452

\$179,500



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	727 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Interior Lot		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks		

Inclusions: N/A

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.