



**GRASSROOTS**  
REALTY GROUP

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**115 2nd Avenue W  
Marshall, Saskatchewan**

**MLS # A2237743**



**\$184,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,145 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Walk-In Closet(s)		

<b>Inclusions:</b>	NA
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Welcome to affordable living with all the extras in the quiet community of Marshall, Saskatchewan! This well-kept 3-bedroom, 2-bathroom mobile home sits on a titled lot and offers exceptional value for first-time homebuyers or those looking to downsize without compromise. Step inside to find a bright, open layout with a private primary suite tucked away from the main living area—complete with a spacious ensuite featuring a relaxing jacuzzi tub. Two additional bedrooms and a second full bath offer flexibility for guests, family, or a home office setup. You’ll love the peace of mind that comes with newer appliances, a recently updated water heater, and a well-maintained furnace, making this home truly move-in ready. Step out onto the expansive deck—perfect for summer BBQs, morning coffee, or just enjoying your massive private yard. With plenty of parking, back alley access, and room for kids, pets, or a future garage, this property checks all the boxes. Whether you’re starting your homeownership journey or simplifying your lifestyle, this is a home where comfort meets practicality in all the right ways. Homes in this condition don’t come up often—especially at this price point. Come take a look and see what makes this one stand out!