



**GRASSROOTS**  
REALTY GROUP

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7, 17 3 Avenue E  
Marshall, Saskatchewan

MLS # A2256717



**\$79,900**

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,029 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.42 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn		

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

Inclusions: n/a

Welcome to Unit 7, 17 &ndash; 3 Avenue SE in Marshall, Saskatchewan Just minutes from Lloydminster, this property is an excellent opportunity for anyone looking to add value through updates and generate extra income, whether by flipping or renting. Inside, you'll find 3 bedrooms upstairs and 2 bathrooms, with plenty of potential for additional development in the basement. The layout makes it a practical choice for families, investors, or first time buyers ready to roll up their sleeves. Take a closer look from anywhere with the available 3D Virtual Tour and see the possibilities this home has to offer.