



**GRASSROOTS**  
REALTY GROUP

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**10 1 Avenue W  
Marshall, Saskatchewan**

**MLS # A2161376**



**\$149,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	792 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** none

Affordable bungalow in Marshall SK. This 2 bedroom plus a den home sits on three lots just off main street. Newer furnace, hot water heater and some flooring. All appliances, 2 garden sheds (one can be a small workshop), and a large yard complete this package. Marshall offers K-9 schools, with some small town conveniences, and just a short commute to Lloydminster for work or daily activities.