



**GRASSROOTS**  
REALTY GROUP

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**112 1 Avenue W**  
**Marshall, Saskatchewan**

**MLS # A2193289**

**\$449,900**



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,276 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	None		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** 220 Volt Plug, Central Vac. R.I., Natural Gas BBQ Hookup

Brand new home in Marshall Saskatchewan! This 1276sqft bungalow is the perfect home to enjoy with family. Located on a large corner lot provides the opportunity for this amazing house and oversized garage without sacrificing any of the yard space. Main floor hosts open concept kitchen/dining/living room area. Two bedrooms on the main with 2 full bathrooms, also a main floor laundry room which is a great addition. Lots of top quality upgrades are going to really jazz up the home. Look forward to triple glazed windows, solid wood cabinets with soft closing hardware, extra big kitchen island, and the oversized 24 ft by 27 ft attached garage. This new home will be sold with paved driveway, a fully insulated and boarded garage, appealing exterior aluminum accents/siding features, a new septic system and this price includes taxes. Enjoy the benefits of a new home warranty in your worry free & beautiful new home!