

# \$179,500 - 18 3 Avenue Se, Marshall

MLS® #A2229452

**\$179,500**

2 Bedroom, 1.00 Bathroom, 727 sqft

Residential on 0.17 Acres

NONE, Marshall, Saskatchewan

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.

Built in 2008

## Essential Information



MLS® #	A2229452
Price	\$179,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	727
Acres	0.17
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	18 3 Avenue Se
Subdivision	NONE
City	Marshall
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1R0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Off Street
# of Garages	2

### Interior

Interior Features	High Ceilings, See Remarks
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	In Floor
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot, Front Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 10th, 2025

Days on Market            68

Zoning                        R1

### **Listing Details**

Listing Office                CENTURY 21 DRIVE

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.