

# \$184,900 - 115 2 Avenue W, Marshall

MLS® #A2237743

**\$184,900**

3 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0.19 Acres

NONE, Marshall, Saskatchewan

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!

Built in 1998

### **Essential Information**

MLS® #	A2237743
Price	\$184,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,145
Acres	0.19
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	115 2 Avenue W
Subdivision	NONE
City	Marshall
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M1R0

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Piling(s)

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	1
Zoning	R1

**Listing Details**

Listing Office	LPT Realty
----------------	------------

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.