

# \$79,900 - 7, 17 3 Avenue E, Marshall

MLS® #A2256717

**\$79,900**

3 Bedroom, 2.00 Bathroom, 1,029 sqft

Residential on 0.42 Acres

NONE, Marshall, Saskatchewan

Welcome to Unit 7, 17 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.

Built in 1983

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256717    |
| Price          | \$79,900    |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,029       |
| Acres          | 0.42        |
| Year Built     | 1983        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7, 17 3 Avenue E |
| Subdivision | NONE             |
| City        | Marshall         |
| County      | Saskatchewan     |
| Province    | Saskatchewan     |
| Postal Code | S0M 1R0          |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 2       |
| Parking        | Stall   |

### Interior

|                   |                                           |
|-------------------|-------------------------------------------|
| Interior Features | See Remarks                               |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s) |
| Heating           | Forced Air, Natural Gas                   |
| Cooling           | None                                      |
| Has Basement      | Yes                                       |
| Basement          | Full                                      |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Back Lane, Front Yard, Lawn |
| Roof              | Asphalt Shingle             |
| Construction      | Wood Frame                  |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 55                   |
| Zoning         | R4                   |
| HOA Fees       | 1100                 |
| HOA Fees Freq. | MON                  |

### Listing Details

Listing Office

RE/MAX OF LLOYDMINSTER

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