

\$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, Unfinished

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	7
Zoning	R4
HOA Fees	1100
HOA Fees Freq.	MON

Listing Details

Listing Office

RE/MAX OF LLOYDMINSTER

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.