



GRASSROOTS
REALTY GROUP

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103 2nd Avenue W
Marsden, Saskatchewan

MLS # A2319174



\$310,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,613 sq.ft.	Age:	2004 (22 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, I		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, See Remarks, Storage, Vinyl Windows		

Inclusions: N/A

New shingles, Deck railing & stairs installed July 2026 Located in the quiet, family-friendly community of Marsden, this spacious 2004 bungalow offers 1,613 sq. ft. of living space per level and a functional open-concept layout. The main floor features a bright front family room, a dedicated dining area, and a well-equipped kitchen with a central island, ample cabinetry, and beautiful stainless steel appliances. Three bedrooms, a 4-piece main bathroom, convenient main-floor laundry with a 2-piece bath, and a primary bedroom with its own ensuite complete this level. The fully finished basement is perfect for entertaining, boasting a large family room with a wet bar, two generous bedrooms, a 3-piece bathroom, and two separate storage rooms, including a cold room. The home also includes a reverse osmosis water filtration system that delivers high-quality water throughout. Offering impressive space, comfort, and value, this Marsden bungalow is truly a must-see!