

# \$255,900 - 43537 Sw35-43-28w/3, Marsden

MLS® #A2251862

**\$255,900**

3 Bedroom, 2.00 Bathroom, 762 sqft

Residential on 4.73 Acres

NONE, Marsden, Saskatchewan

Picturesque, peaceful, and full of pride of ownership—this exceptional property is located just 10 minutes from Marsden on 4.7 acres of private, serene land with no neighbours in sight. Ideal for hobby farmers or animal lovers, the acreage features multiple cross-fenced corrals perfectly suited for smaller animals like goats, sheep, or donkeys, as well as numerous sheds and outbuildings offering ample storage and shelter options. A beautiful covered front porch welcomes you to the home, providing the perfect spot to enjoy your morning coffee or relax while watching the sunset. Inside, the cozy open-concept living and dining area radiates warm farmhouse charm, complemented by a galley kitchen with sight lines to the living space, two comfortable bedrooms, and a full 4-piece bath with a jetted soaker tub. The fully finished basement includes a spacious family room with a wood-burning stove, a third bedroom, 3-piece bathroom, and a large laundry/storage area. The home has seen extensive renovations in the past 10-15 years including paint, trim, cabinets, fixtures, lighting, appliances, doors etc.. New siding, shingles and windows in 2023 along with new water heater April 2025. The beautifully landscaped yard also features vibrant flower beds, a garden, and kids'™ play area complete with swings and a sandbox. This one-of-a-kind property offers the perfect blend of comfort, function, and natural beauty—truly a must-see. Book your showing today before this



incredible opportunity is gone!

Built in 1965

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2251862                         |
| Price          | \$255,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 762                              |
| Acres          | 4.73                             |
| Year Built     | 1965                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 43537 Sw35-43-28w/3 |
| Subdivision | NONE                |
| City        | Marsden             |
| County      | Saskatchewan        |
| Province    | Saskatchewan        |
| Postal Code | S0M 1P0             |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 10                      |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Jetted Tub, See Remarks, Vinyl Windows                     |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Wood Stove, Propane, See Remarks, Wood                         |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Wood Burning                                                               |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard, Storage, Awning(s)                                                                                                                                                     |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Greenbelt, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, See Remarks, Square Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                                                                                                       |
| Construction      | See Remarks, Vinyl Siding, Wood Siding                                                                                                                                                                |
| Foundation        | Poured Concrete                                                                                                                                                                                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 15                |
| Zoning         | ACR               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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