

\$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	13
Zoning	ACR

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.