

# MARSHALL

LAND BROKERS & AUCTIONEERS  
Office 308-234-6266

## BERTRAND, NEBRASKA

# PRICE REDUCED!



201 Medina Ave, Bertrand, Nebraska

**THREE BEDROOMS • 1<sup>3</sup>/<sub>4</sub> BATH • 1,728 SQUARE FEET  
OVERSIZED GARAGE • OPEN FLOOR PLAN • 60X140FT LOT**

**Location:** 201 Medina Ave, Bertrand, Nebraska

**Lot Size:** 8,400 square feet lot, 60ft X 140ft

**About the Property:** Located in a prime location across from the school, park, and pool—and just minutes from the fairgrounds and golf course—this 3-bedroom, 1 <sup>3</sup>/<sub>4</sub>-bath bilevel home offers comfort, convenience, and plenty of potential. With 1,728 square feet of living space, the main level features an open floor plan, perfect for gathering and entertaining. The lower level includes a cozy family room, providing additional space for relaxation or hobbies.

The property also boasts an oversized detached 2-car garage complete with a workshop area, ideal for projects or extra storage. Situated on a 60 x 140 ft. lot, this home is ready for your personal touches to make it your own.

Don't miss this opportunity to enjoy small-town living with easy access to community amenities. Schedule your showing today!



**Price:** ~~\$199,900~~ Now: \$179,900

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