

WAYNEHANSEN

REAL ESTATE

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1117 Ridgeway Dr. Audubon, IA 50025

List Price- **\$155,000**

Taxes- **\$1,804 (net)**

Year Built- **1955**

Square Feet- **1,703**

Lot Size- **.29 acres/105' x 120'**

School District- **Audubon**

County- **Audubon**

Exterior- **Slate type**

Roof- **Asphalt (2012)**

Garage- **Attached 2-car (heated)**

Bedrooms- **3**

Baths- **2, shower/sink in basement**

Furnace- **Lennox Pulse, Forced Air**

AC- **Central Air (2016)**



Basement- **Partial, 600-650 sq ft**

Avg. Utilities- **\$187 gas/elec**

(MidAmerican)

Appliances- **Dishwasher, microwave, stove, washer, dryer, garage refrigerator. Excluded- Refrigerator, swingset**

This 3 bedroom, corner lot home has received numerous updates since 2017 - most notably it was converted to an open concept kitchen with beautiful wood countertops and refreshing blue cabinets. The primary bedroom has 2 closets and an en suite with fully tiled, walk-in shower. The spacious living room has a great view through the updated windows to the large backyard. The main bath has a tiled surround tub/shower and is next to the other 2 bedrooms. Outside, the house has been painted and has a newly stained deck and plenty of room to play. Exterior doors have all been replaced. Enjoy parking in the heated garage that also has a storage loft. You have options in the basement depending on your needs. This house is ready for its new owners to move right in.

Contact Abby at 712-249-1311 to set up your tour.

Information is believed accurate, but not guaranteed by real estate company.

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