

# WAYNEHANSEN

REAL ESTATE

4216 Main Street, Elk Horn, IA 51531  
Office: (712) 764-7653 Fax: (712) 764-7654  
Wayne Hansen: (712) 249-1785  
Kathi Kilworth: (712) 249-5233  
Abby Rasmussen: (712) 249-1311

Address: **104 S Edgerton St.**  
**Exira, IA 50076**

List Price: **\$22,000**

Taxes: **\$626**

Year Built: **1942**

Square Feet: **1,050**

Lot Size: **48' x 132'**

School District: **Exira-EHK**

Exterior: **Vinyl Siding**

Roof: **Asphalt**

Garage: **1-car in basement**

Bedrooms: **3**

Baths: **1 full**

Basement: **Full, partially finished**

Furnace: **Forced Air**

AC: **Central Air, Lenox**



Fireplace: **-**

Avg. Utilities: **-**

Water: **City**

Sewer: **City**

Out Buildings: **None**

Appliances: **Stove included**

Property Information: **Ever wanted to flip a property or invest in a rental? This might be your chance. Upstairs has 3 bedrooms, a full bath and a large kitchen that has access to the deck that overlooks the peaceful backyard. The basement has a partially finished area with a garage stall and a large insulated shop area. Call Abby at 712-249-1311 to come see for yourself the possibilities this home could provide you. Home sold as-is.**

**WWW.WAYNEHANSEN.COM**