



**Hawkeye
Farm Mgmt &
Real Estate**

RANCH STYLE ALBIA HOME FOR SALE

*Functional Layout - 2 Car Attached Garage -
Located on a Beautiful Corner Lot*



904 D AVENUE EAST, ALBIA, IA 52531

\$165,000

ALLYSON RYAN-HABERMAN
REALTOR®

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KEY FEATURES

- Built in 1965
- 2,400 Total Square Feet
- 3 Bedrooms
- 2 Bathrooms (One 3/4. One Half)
- Main Floor
 - Large Living Area
 - Nice Kitchen / Dining Areas
 - Good Cabinet / Counter Space
 - Stove, Dishwasher, and Refrigerator Included
 - Long Hallway with Storage Closets
 - Bedrooms & ¾ Bathroom on the Main Floor
- Full Basement
 - Second Living Area
 - Small Bar Area
 - Half Bathroom
 - Laundry / Utility Room
 - Storage Room
- Mudroom / Breezeway
- 2 Car Attached Garage with Bonus Space
- Paved Driveway
- Asphalt Shingle Roof
- Vinyl Siding with Brick Accent
- Block Foundation
- 200 Amp Electrical Panel
- Corner Lot with a Nice Shade Tree
- Air Ease Furnace - Approx. 3 Years Old
- Bradford 40 Gallon Gas Hot Water Heater
- Nice Yard Space
- Gas Provider - Alliant Energy
- Electric Provider - Chariton Valley Electric
- Water & Sewer - City of Albia
- Annual Taxes \$2,644

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To schedule your tour, contact

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The above information, although believed to be accurate, is not warranted or guaranteed by the owner, listing firm, or listing agent.

