



**Hawkeye
Real Estate**

ALBIA HOME FOR SALE

New Construction - Modern Design - Quality Finishes



522 SOUTH 3RD STREET, ALBIA

\$187,000

ALLYSON RYAN-HABERMAN

REALTOR®

(641) 799-3031 * ALLYSON@UCIOWA.COM



KEY FEATURES

- Built in 2025
- 1,104 Total Square Feet
- 2 Bedrooms
- 1 ¾ Bathroom
- Open Concept Kitchen/Living/Dining
- Kitchen Features
 - Quartz Countertops
 - Soft Close Cherry Cabinets
 - Pantry
- Primary Bedroom
 - Large Closet
 - Private Bathroom with a Floor to Ceiling Tiled Shower
- Asphalt Shingle Roof
- Vinyl Siding
- Vinyl Windows
- AirEase Forced Air Furnace
- Central Air
- 50 Gallon Gas Richmond Hot Water Heater
- 200 Amp Circuit Breaker Panel
- Hard Wired Smoke Detectors
- Slab Foundation
- Cute Front Entry
- Functional Mud Room and Laundry / Utility Area
- LVP Flooring
- R44 Fiberglass Insulation in the Attic
- R19 Fiberglass Insulation in the Walls
- Electric Provider - Chariton Valley Electric
- Gas Provider - Alliant Energy
- Water & Sewer - City of Albia
- Annual Taxes \$448
- Qualifies for the 10 Year Tax Abatement
- 66 x 93 Lot or 0.141 Acres



522 SOUTH 3RD STREET
ALBIA, IA 52531



To schedule your tour, contact

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