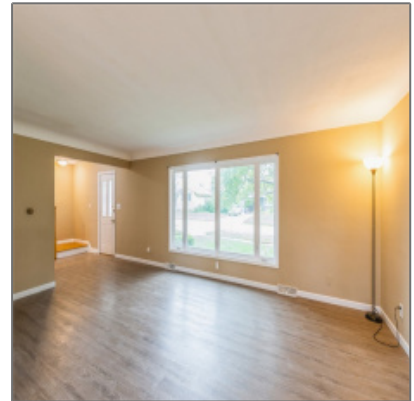




## Residential For Sale

2,219 Sqft - 2070 25th Avenue, Marion, Iowa 52302



### Description

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Easy access to Indian Creek Elem, LM HS stadium & Aquatic ctr. Newer driveway. 2016 siding & vinyl casement windows throughout. pull down ladder in garage for added storage. Closet at entry. NEW LVP flooring in LR, hall, 1/2 bath, eat-in kitchen. LR has cove ceilings, 12' picture window, neutral paint & white trim. Formal DR has newer hardwood floors & newer light fixture. Kitchen professionally painted cabinets, quartz counter, undermount stainless sink. Stainless steel appliances include refrigerator, dishwasher, glass topped range and microwave. The eat-in kitchen allows casual counter serving & eating flowing smoothly into the family room that has original, refinished hardwood floors & built in cabinets. Picture window overlooks newly refinished 22'x20' deck with moveable planter supports. Deep, level backyard has 2 oak & 15 lilacs to replace derecho trees & hedge. 8'x8' solid wood shed (formerly sandbox & play tower) stores all your yard tools and toys. The solar clothes dryer allows you to have line dried linens and be energy efficient. Lower level has vinyl floors for active endeavors in laundry room, bonus room and utility/work room along with half bath. Furnace, AC & gas water heater all new in 2016 and have full one year on all mechanicals including owned water softener. Upstairs 4 large bedrooms with hardwood floors, 2 newer full baths with ceramic tile floors. Whole house fan cools house efficiently. LR 14'x21' DR 10'x13', Family room 12'x19', Eat-in kitchen 10'x12', Bedrooms 13'x14', 13'x14', 10'x11', 8'x12'

### Property [Description](#)

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## Basic [Details](#)

Property Type:	<b>Residential</b>
Listing Type:	<b>For Sale</b>
Listing ID:	<b>2208165</b>
Price:	<b>\$315,000</b>
Beds:	<b>4</b>
Total Full Baths:	<b>2</b>
Baths:	<b>4</b>
Half Bathrooms:	<b>2</b>
Square Feet:	<b>2,219 Sqft</b>
Construction Year:	<b>1964</b>
Lot Size:	<b>0 Sqft</b>
Country:	<b>US</b>
State:	<b>IA</b>
County:	<b>Linn</b>
City:	<b>Marion</b>
Zipcode:	<b>52302</b>
Status Category:	<b>Active</b>

## Features

<input checked="" type="checkbox"/>	Heating Fuel:	<b>Forced Air, Gas</b>
<input checked="" type="checkbox"/>	Cooling System:	<b>Central Air, Whole House Fan</b>
<input checked="" type="checkbox"/>	Parking:	<b>Attached, Garage, Garage Door Opener, Off Street</b>
<input checked="" type="checkbox"/>	Basement:	<b>Full, Concrete</b>

✓	Interior:	Breakfast Bar, Eat-in Kitchen, Dining Area, Separate/formal Dining Room, Upper Level Master
✓	Possession:	Immediately
✓	Stories/Style:	2

## Address [Map](#)

Street:	<b>2070 25th Avenue</b>
Floor Number:	<b>0</b>
Longitude:	<b>W92° 24' 38.8"</b>
Latitude:	<b>N42° 2' 51.7"</b>

## More [Information](#)

Office Name:	<b>Pinnacle Realty LLC</b>
Elementary School:	<b>Indian Creek</b>
Jr./Middle School:	<b>Excelsior</b>
High School:	<b>Linn Mar</b>
Virtual Tour:	<a href="#">Click here</a>
Directions:	<b>10th St Marion to Indian Creek Rd, E to 25th Ave, E to 2070</b>
Lot Dimensions:	<b>70 X 163</b>
LA1Agent Logon Name:	<b>carlsonmary121</b>
LA1Agent First Name:	<b>Mary Jo</b>
LA1Agent Last Name:	<b>Carlson</b>
LO1Main Office ID:	<b>CPINN</b>
PriceChangeTimestamp:	<b>08-30-2022</b>

## Agent Information

Name: Mary Jo Carlson  
Office: Pinnacle Realty LLC

## Additional Details

Cooling System: Central Air, Whole House Fan  
Basement: Full, Concrete  
Interior: Breakfast Bar, Eat-in Kitchen, Dining Area, Separate/formal Dining Room, Upper Level Master  
Possession: Immediately

Stories/Style: 2

Listing Date: 08/30/2022

Directions: 10Th St Marion To Indian Creek Rd, E To 25Th Ave, E To 2070

Lot Dimensions: 70 X 163

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**Urban Acres Real Estate**