

# 814 7th Ave SW



**Listed at  
\$284,900!**

## **Best Neighborhood in Sidney!**

This spacious and charming 3 bed, 2 bath home sits on a large corner lot located near Moose Park, the swimming pool, and the walking path! This home is move in ready with newly updated bathrooms and kitchen; including tile backsplash, vinyl flooring throughout and appliances! Also has a new roof, central air, underground sprinklers, spacious attached garage, fence backyard, bonus room, and much more! This beautiful home is one you won't want to miss!

<b>Year Built:</b>	<b>1968</b>
<b>Sq. Footage:</b>	<b>1,528 sq. ft.</b>
<b>Taxes:</b>	<b>\$2,241.04 (2017)</b>
<b>Lot size:</b>	<b>11,900 sq. ft.</b>
<b>Avg. Utilities:</b>	<b>\$200</b>
<b>Avg. Water</b>	<b>\$60</b>
<b>Water softener rent</b>	<b>\$29</b>
<b>Bedrooms / Bath:</b>	<b>3 Bed / 2 Bath</b>
<b>Roof:</b>	<b>Asphalt/2012</b>
<b>Heat</b>	<b>GFA</b>
<b>Central Air</b>	<b>Y</b>
<b>Range / Oven / Refrig:</b>	<b>Y/Y/Y</b>
<b>Washer / Dryer Hookups:</b>	<b>Y/Y</b>



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