



**For Sale** on Market

# \$239,500

Call 7138840322 Today!

## 1209 E 8TH, TYLER, TX 75701

### 4 BEDS, 3 FULL BATH(S)

Situated on a desirable corner lot near TJC and the Green Acres area, this spacious 2,451 sq ft home offers a blend of character, functionality, and flexibility. Originally built in 1949, the home reflects its era while benefiting from thoughtful updates that enhance everyday living. The layout includes four bedrooms and three full bathrooms, with a unique and versatile floor plan designed to accommodate a variety of needs. A former garage conversion now serves as a private primary suite, complete with a full bathroom and generous closet space, offering separation from the secondary bedrooms. Inside, you'll find vinyl plank flooring throughout the main living areas, providing both durability and a clean, updated look. The home features two spacious living areas, ideal for a second lounge, game room, or home office setup.

### GENERAL DESCRIPTION

- Subdivision:** Clanahan
- Property Type:** Single Family
- Bedrooms:** 4
- Baths:** 3 Full
- Stories:** 1
- Style:** Traditional
- Year Built:** 1949
- Building Sqft:** 2,451 /
- MLS# / Area:** GTARTX-26004501



**Presented By**  
**Alyssa Lienau**

Century 21 Lucky Money      7138840322

**Listing Broker**  
**Nanci Wright Property Management**

1209 E 8th, Tyler, TX 75701

Visit <https://www.har.com/GTARTX-26004501> for more information