



For Sale on Market

**\$249,900**

Call 7133771022 Today!

## 4304 VALVIEW DR, WACO, TX 76708

3 BEDS, 2 FULL BATH(S)

Room to Breathe, Shade to Stay Awhile – Set on nearly half an acre beneath a canopy of mature trees, this 3-bedroom, 2-bath home offers a kind of space that’s getting harder to find. Inside, the layout opens up between the living, dining, and kitchen areas, where updated flooring, a wood-burning fireplace, and natural light create an easy, everyday flow. The kitchen connects right into the main living space, making it simple to stay part of the conversation, whether it’s a quiet evening or a full house. The primary suite is tucked away with its own bath and walk-in closet, while the secondary bedrooms sit just down the hall. Step outside and things slow down in the best way. A wide backyard stretches out behind the home, with room for gatherings, projects, or just a little peace and quiet. The above-ground pool becomes the centerpiece in the warmer months, surrounded by shade trees, patio space, and a setup that’s ready for long Texas evenings. There’s even a storage building and extra room to make the space your own. Major updates include a roof replaced approximately 3 years ago and prior foundation work completed. Some areas offer an opportunity for cosmetic updates, giving the next owner a chance to make it their own over time. If you’ve been looking for space, shade, and a place that feels grounded, this one is worth a closer look.

### GENERAL DESCRIPTION

**Subdivision:** Lane James  
**Property Type:** Residential - Single Family  
**Bedrooms:** 3  
**Baths:** 2 Full  
**Stories:** 1  
**Garage:** 2 / Attached  
**Style:** Traditional  
**Year Built:** 1950  
**Building Sqft:** 1,591 /  
**Lotsize:** 20,038  
**MLS# / Area:** NTREIS-21250046



Presented By  
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Walzel Properties - Spring

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Keller Williams Realty, Waco

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