

For Sale on Market

**\$45,314**

Call 7133771022 Today!

## SINGLE-FAMILY, 2 BEDS, 1 FULL BATH(S)

INVESTORS! Exciting investment alert! 306 E Ida Ave is two bedrooms, one bathroom home with an attached carport, offering ample yard space for potential enhancements. Inside, you'll find a welcoming living area, a kitchen with plenty of cabinet space, cozy rooms, and a mix of tile and wood flooring in select areas. Renovations are needed to unlock this home's full potential, but it can quickly be transformed into your home-sweet-home. This property is conveniently located with easy access to HWY 25 and HWY 287, and it is just minutes away from Wichita Falls. Property is being sold AS IS except for the new roof. We make it easy to own. This is a great opportunity! Don't wait, call us today to get more information on the owner's easy terms and smooth process that may be able to put the deed in your name and make this your dream home. Also ask about our investor packages.

### GENERAL DESCRIPTION

**Subdivision:** Southland Add  
**Property Type:** Single-Family  
**Bedrooms:** 2  
**Baths:** 1 Full  
**Stories:** 1  
**Style:** Traditional  
**Year Built:** 1940  
**Building Sqft:** 1,416 / Appraisal District  
**Lotsize:** 7,000 / Appraisal District  
**Key Map:** 1  
**MLS# / Area:** 98236906 / 84



Presented By  
**Chad Sayles**

Walzel Properties - Spring 7133771022

Listing Broker  
1st Texas Realty Services

306 E Ida Ave, Electra, TX 76360

Visit <https://www.har.com/98236906> for more information