

For Sale on Market

**\$139,500**

Call 7138840322 Today!

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

Step into a piece of Denison's history with this charming pre-1950s cottage that blends character with opportunity. Whether you're a first-time buyer searching for affordability or an investor looking for your next rental or flip, this home checks the boxes. Inside, you'll find cozy living spaces, original touches that speak to its vintage charm, and the chance to make it truly your own. The efficient floor plan makes everyday living easy, while the oversized lot offers room for outdoor gatherings, gardening, or future upgrades. Located just minutes from downtown Denison, you'll enjoy walkable access to coffee shops, restaurants, and local events. Imagine weekend mornings at the farmers market, evenings at local music venues, and the convenience of Highway 75 for quick commutes. This property is priced for both value and potential. Investors will appreciate the strong rental demand in Denison, while homeowners can enjoy a mortgage that's likely less than renting. ?? **\*\*Key Features:\*\*** \* Historic home with authentic character \* Convenient downtown location \* Perfect starter home or investment property \* Room to add your updates and build equity Don't miss the chance to make this home your own or add it to your portfolio. Seller is offering \$5000 seller contribution to the buyer for repairs or to buy down the rate.

### GENERAL DESCRIPTION

**Subdivision:** Dumas J P Add

**Property Type:** Residential - Single Family

**Bedrooms:** 2

**Baths:** 1 Full

**Stories:** 1

**Style:** Craftsman

**Year Built:** 1920

**Building Sqft:** 1,197 /

**Lotsize:** 7,492

**MLS# / Area:** NTREIS-21000522



Presented By  
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Century 21 Lucky Money

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Listing Broker  
**Ebby Halliday Realtors**

Visit <https://www.har.com/NTREIS-21000522> for more information