



Under Contract - Pending on Market

**\$159,000**

Call 7133771022 Today!

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

Discover the charm of 2708 Proctor Ave in Waco, Tx, a cozy and inviting 2 bedroom, 1 bath home that blends classic character with everyday comfort. Built in 1942 and set on a spacious 0.19-acre lot, this 976 sq ft home delivers warm, welcoming living spaces, including a comfortable living room, a nicely sized dining area, and a functional kitchen that anchors the heart of the home. Wood-style flooring adds a timeless touch, while the large backyard offers endless possibilities—gardening, pets, play, or your dream outdoor retreat. Located in the Dean-Highland area and within Waco ISD, this property sits close to schools and local conveniences, making it a smart option for first-time buyers, downsizers, or investors looking for a clean, manageable rental opportunity. With its inviting layout, generous lot, and central location, 2708 Proctor Ave offers the perfect blend of comfort and potential. If you're looking for a home that delivers value, charm, and room to grow, this Waco gem deserves a closer look.

### GENERAL DESCRIPTION

**Subdivision:** Dean

**Property Type:** Residential - Single Family

**Bedrooms:** 2

**Baths:** 1 Full

**Stories:** 1

**Garage:** 1

**Year Built:** 1942

**Building Sqft:** 976 /

**Lotsize:** 8,233

**MLS# / Area:** NTREIS-21118533



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
EG Realty

2708 Proctor Ave, Waco, TX 76708

Visit <https://www.har.com/NTREIS-21118533> for more information