

For Sale on Market

**\$175,900**

Call 7138840322 Today!

## RESIDENTIAL - SINGLE FAMILY, 3 BEDS, 1 FULL & 1 HALF BATH(S)

PRICE IMPROVEMENT! MOTIVATED SELLER! Move in ready home! Come check out this great single-story home in an awesome neighborhood at the edge of Denison TX. This home features a nice size kitchen with plenty of cabinet space and appliances. Great living room with vaulted ceiling and recessed lighting. Garage conversion can be used as an extra living area, office or 4th bedroom plus there is a large sunroom, on the back of the home overlooking the back yard. Back yard offers 2 storage sheds, a gazebo, fully fenced with plenty of room for the kids and pets to play. Oversized carport on the front, brick exterior with vinyl siding trim and a metal roof will make this home easy maintenance. The interior and exterior have both had a fresh coat of paint with neutral colors and is move in ready. Good for first time home buyer or investor. Come take a look before it is gone!

### GENERAL DESCRIPTION

**Subdivision:** Shady Acres 1st Add

**Property Type:** Residential - Single Family

**Bedrooms:** 3

**Baths:** 1 Full & 1 Half

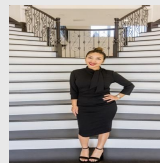
**Stories:** 1

**Year Built:** 1962

**Building Sqft:** 1,393 /

**Lotsize:** 8,407

**MLS# / Area:** NTREIS-21193316



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

Listing Broker  
NE Texas Regional Realty

516 Forrest Ln, Denison, TX 75021

Visit <https://www.har.com/NTREIS-21193316> for more information