

For Sale on Market

**\$185,000**

Call 7133771022 Today!

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

Welcome to 2729 Proctor Ave — where charm, character, and opportunity collide in one of Waco's steadily revitalizing pockets. This 3-bedroom, 1-bath home offers approximately 900 square feet of thoughtfully laid-out living space, blending classic Texas warmth with everyday functionality. From the moment you arrive, you'll feel it — that undeniable “this is the one” energy. Inside, natural light pours through the home, creating a bright and inviting atmosphere that makes every space feel larger, warmer, and more alive. The layout flows effortlessly, offering both cozy comfort and practical living, whether you're hosting friends or enjoying a quiet night in. Step outside and discover a generously sized yard with endless potential — perfect for entertaining, gardening, pets, or even future additions. This is the kind of space that lets your vision run wild. Located just minutes from the heart of Waco, you're close to everything while still enjoying the peace of an established neighborhood. Whether you're a first-time buyer looking for something special, or an investor searching for a solid rental opportunity, this property checks boxes others simply don't.

### GENERAL DESCRIPTION

**Subdivision:** Dean

**Property Type:** Residential - Single Family

**Bedrooms:** 3

**Baths:** 1 Full

**Stories:** 1

**Style:** Traditional

**Year Built:** 1942

**Building Sqft:** 896 /

**Lotsize:** 8,250 / ASSESSOR

**MLS# / Area:** NTREIS-21224750



Presented By  
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Walzel Properties - Spring

7133771022

Listing Broker  
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2729 Proctor Ave, Waco, TX 76708

Visit <https://www.har.com/NTREIS-21224750> for more information