

# HOME FOR SALE

# 1449 21st Avenue • Sidney, NE



Prepare to be wowed when you walk into this stylish, immaculate, and move-in ready home! Upon entering this cute little bungalow, immediately draw your attention to the large open kitchen with an abundance of cabinets, a work island, and a pantry. A charming dinette is flanked by windows and opens to the back deck and yard. There are 2 bedrooms and a modest bathroom on the main floor. The basement is partially finished with a family room, bedroom, and  $\frac{3}{4}$  bath. There is also a service room with laundry facilities and plenty of storage.

The home has a newer roof, a maintenance free exterior with cement siding, and composite decking. The well-manicured yard has underground sprinklers in the lawn as well as the flowerbeds that are primarily planted with perennials. The 2 Car garage has plenty of space with a work bench & storage cabinets. Your yard equipment can be stored in the cute barn-like shed with a cupula! The established back yard is completely surrounded with PVC fencing to protect the kids and furry family. This home has great curb appeal and sits in a quiet part of town close to schools and the walking/biking trail that encircles the outskirts of Sidney.



**Asking Price: \$163,000.00**

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## HOME FEATURES:

- Total Sq. Ft. 1810 up and down
- Living Room 15.5 x 13.5
- Kitchen 21.5 x 10
  - Includes Dishwasher, Kitchen Range, Microwave with Exhaust Fan
- Dining Area 9 x 10
- Bedrooms:
  - Bedroom: 11.5 x 10
  - Bedroom: 11 x 10
- Basement
- Family Room
- Bedroom
- 3/4 Bath
- Utility Room with Washer & Dryer
- Storage area with Shelving

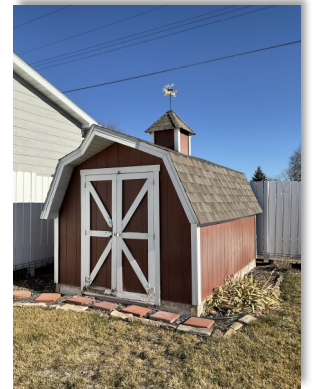


- Legal Description: Lot 10, Block 2, Hill View Subdivision to the City of Sidney, Cheyenne County, NE
- Lot Size: 61' x 124'
- Taxes: 2021 - \$2,704.20
- Utilities:
  - City of Sidney: High \$222.00, Low \$108.00, Avg \$142.76 (Includes Electricity, Water/Sewer/Trash)
  - Black Hills Energy: High: \$124.00, Low: \$17.00, Ave. \$55.00

## OTHER AMENITIES:

- Detached 2 Car Garage 20'x28' with opener
- Covered Front Porch with Fan
- Deck off the Back Door
- Underground Sprinklers in lawn & flower beds
- Premium Shingles
- Garden Shed 8' x 10'
- Gas Water Heater
- Home Security system but not currently paying subscription
- Heat in Fan above Table
- Bench and Cabinets in Garage

- Vinyl Privacy Fence around entire backyard
- Extra Fencing and Decking materials
- Close to Schools
- Near the Running/Biking Trail that encircles the entire town



**Call today to see this property!**

**308-262-1150**

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