



CENTURY 21
Realty Team

COLUMBUS 13TH AVENUE RANCH HOME



371 13th Ave
Columbus, NE 68601



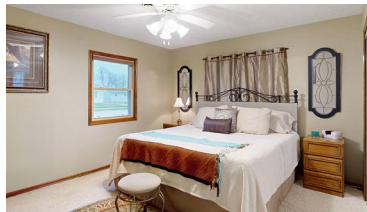
1,800 Sqft



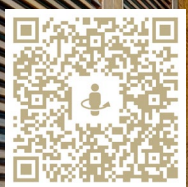
3 bed, 2 bath



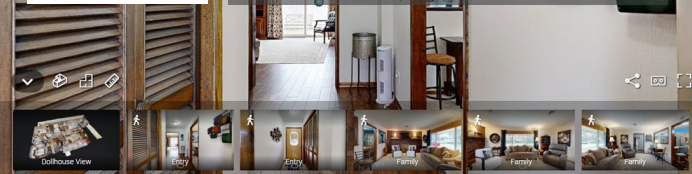
\$260,000



<https://realestate.lifestyle360vr.com/listings/371-13th-ave>



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DESCRIPTION

Step into this incredible one level ranch-style home where comfort, style, and modern updates come together perfectly! The home features 3 generously sized bedrooms and 2 bathrooms along with a convenient main floor laundry. With 1,800 sqft of main floor living space, this home is offering plenty of space for both relaxation and entertaining. You are greeted by the spacious living room with faux brick fireplace when you enter the front door. The semi-formal dining room just off the eat-in kitchen offers a fantastic space for everyday living or special occasions. And speaking of the kitchen, it's fully equipped with all appliances included! But that's not all - step into the additional family room off the kitchen, which has access to back yard patio through a glass door. This seamless flow between indoor and outdoor living is perfect for summer barbecues or simply enjoying your morning coffee in peace. With newer laminate flooring throughout the hallway, kitchen, dining, and family room, the home feels fresh, inviting, and move-in ready. Outside, you'll love the large, fenced-in back & side yard - perfect for pets, gardening, or a game of catch. The single-car garage offers additional storage or parking. And, with a new roof (with a transferable warranty!) and a new HVAC system both installed just 2 years ago, you can rest easy knowing the big-ticket items are taken care of. Newer windows and a patio door are the perfect finishing touches. Perfect for anyone who prefers to avoid stairs, this home offers all the convenience of one-level living in a fantastic location. Don't wait - this gem has everything you've been looking for. Come see it today, and make it yours!

WHAT'S NEARBY?

Grocery

- Hy-Vee (2.5 mi)
- Super Saver (2.8 mi)
- Walmart Supercenter (2.7 mi)

Shopping

- The Village Centre (2.3 mi)
- Hobby Lobby (2.6 mi)
- Bomgaars (2.9 mi)

Restaurants

- Glur's Tavern (0.84 mi)
- Dusters (1.21 mi)
- Husker Steak House (1.62 mi)

Coffee Shops

- The Broken Mug (1.61 mi)
- Starbucks (1.8 mi)
- 38th St Coffee (2.94 mi)

Park

- Columbus Races (0.91 mi)
- Pawnee Park Stadium (1.36 mi)
- Bradshaw Park Baseball Field (2.3 mi)