

HOME FOR SALE



L-2300331

Highlights:

- Adorable Home
- Many Updates
- Close to downtown and school

206 Alma Street • Laurel, Nebraska
Offered at \$120,000



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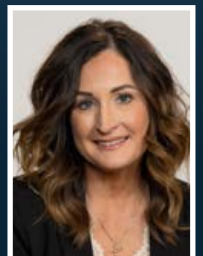
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Property Information

Description: Featuring an adorable well-maintained home. Walking in the front door, you enter an entry foyer with coat closet, then step into a bright living room or can also be used as a dining room. From there it opens to the newly painted, all white kitchen, with two bedrooms and a bathroom off the kitchen. At the rear of the home is a large family room that steps out onto a covered back porch and nice backyard with a detached oversized garage. If you head to the basement, you will find one side is finished with another family room and rec area, that has a half bathroom. The other side of the basement is where the laundry is located, along with storage area and utility area. This is an adorable home that the sellers have fixed up so nice. Perfect for first time home buyers of small families

Room Sizes: 1,169 sq. ft. Main Floor

Bedroom	11.6' x 11.11'
Bedroom	12' x 11'
Partial Bath (3/4 bath-shower, sink, toilet)	7.5' x 6.4'
Living Room	18' x 11.6'
Family Room	18.8' x 13.6'
Kitchen (Includes dining)	17.6' x 10'
Basement (Half of basement finished)	1,169 sq. ft.

Community Features: Located in Laurel, Nebraska, where three highways come and go to town for easy commute to Sioux City, Iowa, Norfolk or Wayne, Nebraska, or Yankton, South Dakota. Small town living with easy access to the city when you need it. Laurel also features a renovated downtown, new community center, new fire hall, and a school remodel project underway that will make for a wonderful new school! Lots of potential in this small town!

School District: Laurel Concord Coleridge **Lot Size:** 7,000 sq. ft.

2022 Taxes: \$1,047 **Price:** \$120,000



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.