



# FOR SALE

**313 E 3<sup>rd</sup> Ave  
Arthur, Iowa**

**\$170,000**



 **3 Bed**    **1 Bath**    **1,356 SF**    **2 A Garage**

This property is a must-see and offers all the features buyers are looking for! Situated on a spacious lot, the home includes a two-car attached garage, an additional shed ideal for storage, vehicles, and entertainment space to host gatherings, and a patio perfect for outdoor enjoyment. Inside, you will find three bedrooms, large one full bathroom, and numerous updates throughout. Move-in ready and well-maintained, this home combines charm with functionality. Don't miss out on this property!

**WCIR MLS  
#6332304**



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