



# FOR SALE

317 E 1<sup>st</sup> Ave  
Arthur, Iowa

**\$209,000**



 **4 Bed**    **2 Bath**    **2,442 SF**    **2 A Garage**

Fantastic opportunity to own a high-quality home that has been meticulously cared for. This 4-bedroom, 2-bath property sits on an oversized lot on the edge of town, offering space, comfort, and convenience. Between 2009–2010, the home underwent a complete renovation including new siding, roof, and windows. Two major additions were completed during that time: a spacious 650 sq. ft. kitchen, dining, and living area, along with a 720 sq. ft. 2.5-car garage. Additional updates included the installation of a high-efficiency boiler providing in-floor heat on the main level, as well as central air conditioning for year-round comfort. Despite the extensive renovations and additions, great care was taken to preserve the home's original woodwork and classic architectural details.

**IA MLS #  
6335382**



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