



**PRICE
REDUCED**

**317 E 1st Ave
Arthur, Iowa**

\$199,000



 **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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