

## Listing #1



## 304 N. Madison Street, Atkinson, NE 68713

List Price	<b>\$295,000</b> on 03/30/2024
Status	Active for Sale *Draft
Shared in MLS	Yes
Listing ID	11358516
Property Type	House
County	Holt
Total Tax	\$2,194
Tax ID	450019980
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>
Year Renovated	2014

**Charming historic home with updated features located in a quiet** - Charming historic home with updated features located in a quiet residential neighborhood in the heart of Atkinson. New carpet installed on second level August 2024! New paint (living/dining room, kitchen, porch, and 2nd level). Nestled in a peaceful corner of town, this meticulously maintained historic home invites you to step into a world of timeless charm and modern comfort. Boasting 3 bedrooms, 2 bathrooms, and a wealth of updates, this property promises a lifestyle of tranquility and convenience. Property Highlights: Historic Charm: From the moment you arrive, you'll be captivated by the character and allure of this well-preserved gem. With its classic architecture and inviting ambiance, this home exudes warmth and nostalgia. Modern Updates: While maintaining its historic charm, this home has been thoughtfully updated to offer the best of both worlds. Enjoy modern amenities and conveniences seamlessly integrated into the timeless design. Spacious Living: With 3 bedrooms and 2 bathrooms, including a master suite, there's ample space for relaxation and rejuvenation. Whether you're unwinding in the cozy living room or entertaining guests in the adjoining dining area, this home offers the perfect backdrop for every occasion. Attached Garage: Park with ease in the attached 2-car heated oversized garage, providing convenient access to your vehicles and additional storage space. This space also offers another entertainment area, featuring a kitchen with refrigerator, stove/oven and microwave. Additional space for expansion awaits above the garage, whether you are needing more bedrooms or a private office/work area! Expansive Outdoor Oasis: Step outside to discover your own private sanctuary. Situated on 2 lots, the fenced-in yard offers plenty of room to roam, while underground sprinklers ensure lush greenery all year round. Whether you're enjoying a morning coffee on the patio or hosting a barbecue with friends, this outdoor space is sure to delight. Prime Location: Located in a quiet neighborhood just moments from downtown, this home offers the ideal blend of peaceful living and urban convenience. Explore nearby shops, restaurants, and attractions, or simply take a leisurely stroll through the charming streets of your new community. Don't Miss Out: With its historic charm, modern updates, and serene surroundings, this home is a rare find in today's market. Priced to sell, it won't last long. Schedule a showing today and make this enchanting property your own! TAXES: \$2,194.60 ELECTRIC AVERAGE: \$265.00 W/S/T AVERAGE: \$87.24

## Property Details

- 3 Total Bedrooms
- 2 Full Baths
- 2470 SF
- 0.37 Acres
- Built in 1928
- Renovated 2014
- 2 Stories
- Available 10/28/2024
- Craftsman Style
- Partial Basement
- Lower Level: Unfinished
- Renovation: 2014:Addition of garage, laundry, expansion of master bedroom, addition of master bathroom, renovation of main bathroom.2024: New carpet on stairs and 2nd level; new paint in living/dining, kitchen, porch and 2nd level

## Interior Features

- Eat-In Kitchen
- Oven/Range
- Refrigerator
- Dishwasher
- Microwave
- Garbage Disposal
- Carpet Flooring
- Laminate Flooring
- Vinyl Plank Flooring
- 11 Rooms
- Living Room
- Dining Room
- Primary Bedroom
- Walk-in Closet
- Kitchen
- Laundry
- First Floor Primary Bedroom
- First Floor Bathroom
- Forced Air
- 2 Heat/AC Zones
- Electric Fuel
- Central A/C

## Exterior Features

- Frame Construction
- Hardi-Board Siding
- Asphalt Shingles Roof
- Attached Garage
- 2 Garage Spaces
- Community Water
- Community Septic
- Patio

## Taxes and Fees

- Tax Year 2023

## Listed By

**Kellyn Kilmurry, Stracke Land & Realty** 402-340-2977 [kellie@strackerealty.com](mailto:kellie@strackerealty.com)

Listing data is deemed reliable but is NOT guaranteed accurate.