

# HOME FOR SALE

2522 Irving Place | Billings | MT | 59102



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**Poet Street Charmer!** This very well maintained and updated home could be yours in this popular, coveted location! The main floor features an updated kitchen with solid surface counters, 3 bedrooms, and updated bath and hardwood floors. The basement has a family room, an egress bedroom, a full bath and utility room with a sink and lots of storage shelving. Additional features include an oversized double garage with locked storage space, a well (2013) connected to ugs, and attic fan and fenced yard, along with numerous upgrades and updates throughout.

- Ranch
- 2,398 Sq. Ft. ~ Buyer to verify!
- 4 Bedrooms
- 2 Bathrooms
- Built in 1946
- Oversized Double Detached Garage
- Lot Size: 11,779 Sq. Ft. (0.27 Acre)
- MLS #304025

**The Right Realtor for you!**

**Information herein deemed reliable, however, is not guaranteed. The sale offering is made subject to errors, omissions, change of price and prior sale and withdrawal without notice in accordance with the law. This property is offered without respect to race, color, creed, national origin or familial status.**



**\$365,000**

# 2522 IRVING PLACE



Main Floor: 1,526 sq. ft.

- Living room ~ hardwood floors
- Dining room
- Kitchen ~ all appliances, hardwood floors, solid surface counters
- Master ~ hardwood floors
- Two bedrooms ~ hardwood floors
- Full bath



Basement: 872 sq. ft.

- Family room ~ tile
- Bedrooms ~ tile, egress
- Full bath
- Utility room

Additional Features:

- Gas forced air heat / Central air / Humidifier / Attic fan
- Water / Sewer ~ public
- Security system
- Patio
- Oversized double detached garage ~ locked storage space
- Lot Size ~ 11,779 sq. ft. (0.27cres) ~ fenced, underground sprinkling, well/yard
- Taxes ~ \$3,282
- Schools ~ Highland, Lewis & Clark, Senior High
- Subdivision ~ Highland Park

