

# BOLEY

## REAL ESTATE

Albia- 641-932-1234  
boleyrealestate.com

### 2 Bdrm/1 Bath Home For Sale in Albia, IA

**Address:** 121 2nd Ave W, Albia, IA



**Tyler Boley**

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**Price:** \$44,900

**Finished Sq. Ft.:** 1106

**Lot Area Sq. Ft.:** 9240

**Gross Taxes:** \$2,136

**School:** Albia School District

**County:** Monroe

**Bedrooms:** 2

**Bathrooms:** 1

**Residential**

**Basement**

This 2 bedroom, 1 bath home is full of potential and ready for its next chapter. Located just minutes from downtown Albia, this property would make a great fixer-upper project, starter home, or addition to your rental portfolio.

The home features hardwood floors through much of the main level, adding character and charm. Major updates include a newer roof and newer furnace, helping take care of some of the big-ticket items. You'll also appreciate the washer and dryer conveniently located just off the kitchen and a full basement offering plenty of storage space.

With a little vision and some updates, this property could really shine. Affordable homes with this kind of potential don't come around often—schedule your showing today!

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