

# BOLEY

## REAL ESTATE

Albia- 641-932-1234  
boleyrealestate.com

4 Bd/2 Bath Home for sale in Albia, IA!

Address: 422 Benton Ave W, Albia, IA



**Tyler Boley**

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**Price:** \$200,000

**Acres:** 0.273

**Finished Sq. Ft.:** 2036

**Gross Taxes:** \$2,762

**School:** Albia School District

**County:** Monroe

**Bedrooms:** 4

**Bathrooms:** 2

**Residential**

**Garage**

**Basement**

### Charming 4-Bedroom Home with Endless Potential on the Edge of Town

Nestled on the west side of town, this spacious **4-bedroom, 2-bathroom** home offers a blend of classic charm and modern essentials. Featuring a **newer roof, central A/C, and efficient boiler heat**, this home is well-equipped for year-round comfort.

The inviting **sunroom** provides a bright retreat, while the **greenhouse** is perfect for gardening enthusiasts. Enjoy cozy evenings by the **fireplace** in the living room, and gather for meals in the dedicated **dining room**. The **kitchen** offers ample space for meal prep and entertaining.

A **three-car garage** provides abundant storage and parking, and the location on the edge of town offers a peaceful setting with easy access to amenities. This home has great bones and is ready for your personal touch—don't miss this opportunity to make it your own!

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