

# \$450,000 - 317 S Gardner Road, Burlington

MLS® #2326807

## \$450,000

4 Bedroom, 2.5 Bathroom, 2,020 sqft  
Residential on 0.39 Acres

Burlington, Burlington, WA

Build your future with sweat equity and bring this one-story, 4-bedroom home with an office back to life! Situated on a spacious 16,988 sf corner lot with a majestic walnut tree. Perfect for multi-generational living, it features two separate wings connected by a breezeway leading to the kitchen/great room. Vaulted entry with tile and laminate flooring throughout. Includes a detached 2-car garage, rough-wired workshop, garden shed, and carport for ample storage & workspace options. Accessible ramps lead to the no-stair entrances, complemented by an accessible shower in the south wing bathroom for added convenience. Close to parks, shopping, and bus line. Estate sold AS-IS - seize this incredible opportunity!



Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 2326807   |
| List Price     | \$450,000 |
| Sale Price     | \$400,000 |
| Price Per SqFt | \$198     |
| Bedrooms       | 4         |
| Bathrooms      | 2.5       |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 2,020     |
| Acres          | 0.39      |
| Year Built     | 1977      |

|          |                         |
|----------|-------------------------|
| Type     | Residential             |
| Sub-Type | Single Family Residence |
| Status   | Sold                    |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 317 S Gardner Road |
| Area        | 825 - Burlington   |
| Subdivision | Burlington         |
| City        | Burlington         |
| County      | Skagit             |
| State       | WA                 |
| Zip Code    | 98233              |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Attached Carport, Detached Garage |
| Garage Spaces  | 2                                 |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Ceramic Tile, Double Pane/Storm Window, Fireplace, French Doors, Jetted Tub, Laminate, Water Heater |
| Appliances        | Dishwasher(s), Refrigerator(s), Stove(s)/Range(s), Washer(s)                                                        |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas                                                                                                                 |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Metal/Vinyl       |
| Lot Description   | Corner Lot, Paved |
| Foundation        | Poured Concrete   |

### School Information

|            |                 |
|------------|-----------------|
| District   | Burlington      |
| Elementary | Buyer To Verify |
| Middle     | Buyer To Verify |
| High       | Buyer To Verify |

### Additional Information

|                           |     |
|---------------------------|-----|
| Days on Market            | 184 |
| Cumulative Days on Market | 184 |

