

# \$440,000 - 8601 Ne 161st Avenue, Vancouver

MLS® #2327189

**\$440,000**

3 Bedroom, 2 Bathroom, 1,089 sqft

Residential on 0.15 Acres

Vancouver, Vancouver, WA

Discover this inviting 3-bedroom, 2-bath home in Vancouver, perfectly situated on a spacious corner lot with RV parking. New LVP flooring throughout the home and updated kitchen with a perfect eating area. New heat pump with 2 mini splits in home. Garage has e-charger installed. Enjoy the huge yard, newly fenced, ideal for entertaining and gardening. Gazebo and 10x10 shed convey for new owner. Conveniently located near schools, restaurants, shopping, and parks, this home is a fantastic opportunity. Don't miss out—schedule your showing today!



Built in 1995

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 2327189     |
| List Price     | \$440,000   |
| Sale Price     | \$450,000   |
| Price Per SqFt | \$413       |
| Bedrooms       | 3           |
| Bathrooms      | 2           |
| Full Baths     | 2           |
| Square Footage | 1,089       |
| Acres          | 0.15        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Residential |
| Status         | Sold        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8601 Ne 161st Avenue |
| Area        | 1026 - East Orchard  |
| Subdivision | Vancouver            |
| City        | Vancouver            |
| County      | Clark                |
| State       | WA                   |
| Zip Code    | 98682                |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Driveway, Attached Garage, RV Parking |
| Garage Spaces  | 2                                     |

## Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Bath Off Primary, Dining Room, Security System, Water Heater    |
| Appliances        | Dishwasher(s), Dryer(s), Disposal, Stove(s)/Range(s), Washer(s) |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Wood                               |
| Lot Description   | Corner Lot, Curbs, Paved, Sidewalk |

## School Information

|            |               |
|------------|---------------|
| District   | Evergreen     |
| Elementary | York Elem     |
| Middle     | Frontier Mid  |
| High       | Heritage High |

## Additional Information

|                           |     |
|---------------------------|-----|
| Days on Market            | 191 |
| Cumulative Days on Market | 191 |
| Days on Website           | 203 |