

# \$549,000 - 11440 Charbonneau Lane Se, Yelm

MLS® #2370533

**\$549,000**

3 Bedroom, 2 Bathroom, 1,508 sqft

Residential on 1.90 Acres

Yelm Rural, Yelm, WA

Wonderful 3 bed 2 bath rambler on a shy 2 acres just minutes from downtown Yelm and a short drive to JBLM. Ductless mini splits for cooling and heating as well as a cozy free standing wood stove. The property has lots of room for gardens, as well as several raised flower beds waiting for your plants. Fruit trees including apple and Asian Pear. New roof in March 2025!



Built in 2004

## Essential Information

MLS® #	2370533
List Price	\$549,000
Sale Price	\$550,000
Price Per SqFt	\$365
Bedrooms	3
Bathrooms	2
Full Baths	2
Square Footage	1,508
Acres	1.90
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Northwest Contemporary
Status	Sold

## Community Information

Address	11440 Charbonneau Lane Se
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Area	453 - Yelm/Rainier
Subdivision	Yelm Rural
City	Yelm
County	Thurston
State	WA
Zip Code	98597

### **Amenities**

Parking Spaces	2
Parking	Attached Garage, Off Street, RV Parking
Garage Spaces	2

### **Interior**

Interior Features	Bath Off Primary, Ceiling Fan(s), Double Pane/Storm Window, Fireplace, Skylight(s), Vaulted Ceiling(s), Wired for Generator		
Appliances	Dishwasher(s),	Dryer(s),	Microwave(s), Refrigerator(s), Stove(s)/Range(s), Washer(s)
Fireplace	Yes		
# of Fireplaces	1		
Fireplaces	Wood Burning		

### **Exterior**

Exterior Features	Cement Planked, Wood, Wood Products
Lot Description	Dead End Street
Foundation	Poured Concrete

### **School Information**

District	Yelm
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### **Additional Information**

Days on Market	95
Cumulative Days on Market	95
Days on Website	77