

\$445,000 - 55 Irving Street, Cathlamet

MLS® #2397270

\$445,000

3 Bedroom, 2 Bathroom, 2,171 sqft

Residential on 0.86 Acres

Cathlamet, Cathlamet, WA

Tucked away on nearly an acre in the heart of Cathlamet, this charming 3 bedroom, 2 bathroom home offers space, character and unique features you won't find just anywhere. Vaulted ceilings and beautiful built-ins add warmth and style, while the open layout invites comfort and connection. Located on a quiet dead-end street, the property includes a massive shop with its own bathroom and fully equipped office - ideal for work from home, hobbies, or future projects. Step outside and you will discover decades-old fruit trees and mature landscaping. The outdoor features don't stop there: RV hookups, an attached garage, a historic logging camp building, and a separate studio with its own sauna make this home truly one-of-a-kind.



Built in 1982

Essential Information

MLS® #	2397270
List Price	\$445,000
Sale Price	\$433,000
Price Per SqFt	\$199
Bedrooms	3
Bathrooms	2
Full Baths	2
Square Footage	2,171
Acres	0.86
Year Built	1982

Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	55 Irving Street
Area	413 - Wahkiakum County
Subdivision	Cathlamet
City	Cathlamet
County	Wahkiakum
State	WA
Zip Code	98612

Amenities

Parking Spaces	2
Parking	Attached Garage, RV Parking
Garage Spaces	2

Interior

Interior Features	Fireplace
Appliances	Dishwasher(s), Dryer(s), Refrigerator(s), Stove(s)/Range(s), Washer(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	See Remarks

Exterior

Exterior Features	Wood
Foundation	Slab

School Information

District	Wahkiakum
Elementary	J Wendt Elem/Wahkiak
Middle	John C Thomas Middle School
High	Wahkiakum High

Additional Information

Days on Market	62
Cumulative Days on Market	62
Days on Website	44