

# \$499,000 - 489 Riggs Road, Touchet

MLS® #2403257

**\$499,000**

3 Bedroom, 2 Bathroom, 1,866 sqft

Residential on 2.92 Acres

Touchet, Touchet, WA

Settle into life on this 2.92-acre corner parcel with stunning views of the Blues. The property is set up for livestock & includes an 1800 sq ft open steel pole building with 5 bays, a 576 sq ft utility storage shed, a 328 sq ft building, animal shelters—all suitable for equipment or storage use. Three fenced pastures for efficient rotation or separation of animals. The farmhouse offers rustic charm with recent updates, including new flooring, paint & a remodeled basement with a new bath. Improvements include a heat pump, whole-house filtration system, an irrigation line to the lawn & fiberoptic internet. Class A water rights provide reliable irrigation for pastures, gardens, livestock use. Root yourself in the peace & rhythm of rural life.



Built in 1940

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 2403257   |
| List Price     | \$499,000 |
| Sale Price     | \$488,375 |
| Price Per SqFt | \$262     |
| Bedrooms       | 3         |
| Bathrooms      | 2         |
| Full Baths     | 2         |
| Square Footage | 1,866     |
| Acres          | 2.92      |
| Year Built     | 1940      |

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

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 489 Riggs Road                     |
| Area        | 932 - Southwest Walla Walla County |
| Subdivision | Touchet                            |
| City        | Touchet                            |
| County      | Walla Walla                        |
| State       | WA                                 |
| Zip Code    | 99360                              |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Parking Spaces | 5                           |
| Parking        | Detached Garage, RV Parking |
| Garage Spaces  | 5                           |

### Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Double Pane/Storm Window, Dining Room, Water Heater |
| Appliances        | Dishwasher(s), Refrigerator(s), Stove(s)/Range(s)   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Wood            |
| Lot Description   | Paved, Secluded |
| Foundation        | Poured Concrete |

### School Information

|            |                    |
|------------|--------------------|
| District   | Touchet            |
| Elementary | Touchet Elem& High |
| Middle     | Touchet Elem& High |
| High       | Touchet Elem& High |

### Additional Information

|                           |    |
|---------------------------|----|
| Days on Market            | 41 |
| Cumulative Days on Market | 41 |
| Days on Website           | 27 |