

\$399,900 - 9507 Nw 25th Avenue, Vancouver

MLS® #2404070

\$399,900

3 Bedroom, 1.5 Bathroom, 1,432 sqft
Residential on 0.17 Acres

Lakeshore, Vancouver, WA

INVESTOR ALERT – PRIME OPPORTUNITY IN THE LAKE SHORE AREA! This one-level home offers great potential to build sweat equity in a highly desirable neighborhood. Nestled on a quiet street and set on a large lot, the home features a versatile floor plan with spacious living and family rooms, a dining area, 3 bedrooms, 1.1 bathrooms, and a dedicated laundry room. Original hardwood floors lie beneath some carpeting, and a wood-burning fireplace adds character and warmth. With a little vision and TLC, this home could shine again – perfect for investors or buyers looking to customize a home to their taste. Home is being sold AS-IS. Don’t miss out on this fantastic opportunity in a sought-after location!



Built in 1964

Essential Information

MLS® #	2404070
List Price	\$399,900
Sale Price	\$371,000
Price Per SqFt	\$259
Bedrooms	3
Bathrooms	1.5
Full Baths	1
Half Baths	1
Square Footage	1,432
Acres	0.17

Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	9507 Nw 25th Avenue
Area	1045 - Salmon Creek
Subdivision	Lakeshore
City	Vancouver
County	Clark
State	WA
Zip Code	98665

Amenities

Parking Spaces	2
Parking	Driveway, Attached Garage
Garage Spaces	2

Interior

Interior Features	Dining Room, Fireplace
Appliances	Dishwasher(s), Refrigerator(s), Stove(s)/Range(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning

Exterior

Exterior Features	See Remarks
Foundation	See Remarks

School Information

District	Vancouver
Elementary	Lake Shore Elementary
Middle	Jefferson Middle
High	Columbia River High

Additional Information

Days on Market	40
Cumulative Days on Market	40

