

\$1,444,000 - 2116 W Dravus Street, Seattle

MLS® #2405196

\$1,444,000

2 Bedroom, 1 Bathroom, 3,040 sqft

Residential on 0.14 Acres

Magnolia, Seattle, WA

Development opportunity in the heart of Magnolia! This 6,000 SF lot is zoned LR2 (M1), allowing for townhomes, multi-family, live/work, or community use (buyer to verify). Featuring street frontage and alley access, plus on-site utilities, the property offers great design flexibility. The existing 2BD/1BA structure includes vintage details, a ballroom-style gathering space, and bonus room with separate entrance—ideal for creative use during planning or development. Prime location near Ballard, Queen Anne, Interbay, and Downtown Seattle, with strong access to transit, parks, and amenities. Endless potential in a high-visibility corridor!



Built in 1905

Essential Information

MLS® #	2405196
List Price	\$1,444,000
Sale Price	\$1,260,000
Price Per SqFt	\$414
Bedrooms	2
Bathrooms	1
Half Baths	2
Square Footage	3,040
Acres	0.14
Year Built	1905
Type	Residential
Sub-Type	Single Family Residence

Status	Sold
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Community Information

Address	2116 W Dravus Street
Area	700 - Queen Anne/Magnolia
Subdivision	Magnolia
City	Seattle
County	King
State	WA
Zip Code	98199

Amenities

Parking	Driveway, RV Parking
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Interior

Interior Features	Dining Room			
Appliances	Dishwasher(s), Stove(s)/Range(s)	Disposal,	Microwave(s),	Refrigerator(s),

Exterior

Exterior Features	Cement/Concrete, Wood
Lot Description	Alley, Corner Lot, Paved, Sidewalk, Value In Land
Foundation	Poured Concrete

School Information

District	Seattle
Middle	Mc Clure Mid
High	Ballard High

Additional Information

Days on Market	61
Cumulative Days on Market	61
Days on Website	6