

\$799,000 - 17654 86th Avenue Ne, Bothell

MLS® #2405474

\$799,000

4 Bedroom, 2 Bathroom, 1,670 sqft

Residential on 0.26 Acres

West Hill, Bothell, WA

Investor Alert! Rare opportunity in sought-after West Bothell, surrounded by \$2M homes and just steps from Bothell High. This 4-bed, 2-bath rambler sits on a flat 11,000+ sqft lot with DADU potential—no HOA or subdivision limits. Reliable long-term tenants (4+ years) pay \$3,600/month on time and wish to stay. Updated interior and the house is connected to public sewer despite county record has a error showing septic tank. Zoned R9600 with future fourplex potential under HB 1110 (buyer to verify). Walking distance to downtown Bothell, perched on a quiet hilltop with a grand view, and bordered by 200 acres of greenbelt. Immediate cash flow and under-market value—don't miss this gem!



Built in 1967

Essential Information

MLS® #	2405474
List Price	\$799,000
Sale Price	\$812,000
Price Per SqFt	\$486
Bedrooms	4
Bathrooms	2
Full Baths	2
Square Footage	1,670
Acres	0.26
Year Built	1967
Type	Residential

Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	17654 86th Avenue Ne
Area	610 - Southeast Snohomish
Subdivision	West Hill
City	Bothell
County	King
State	WA
Zip Code	98011

Amenities

Parking	Driveway, Off Street
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Interior

Interior Features	Bath Off Primary, Double Pane/Storm Window, Fireplace, Water Heater
Appliances	Dishwasher(s), Dryer(s), Microwave(s), Refrigerator(s), Stove(s)/Range(s), Washer(s)
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior Features	Wood
Lot Description	Cul-De-Sac, Dead End Street
Foundation	Poured Concrete

School Information

District	Northshore
Elementary	Westhill Elem
Middle	Canyon Park Middle School
High	Bothell Hs

Additional Information

Days on Market	29
Cumulative Days on Market	29
Days on Website	26