

# \$395,000 - 6113 Ne 74th Street, Vancouver

MLS® #2417712

## \$395,000

3 Bedroom, 1.5 Bathroom, 988 sqft  
Residential on 0.18 Acres

Vancouver, Vancouver, WA



Investment opportunity in the heart of Vancouver! This charming 3-bed, 1.5-bath home sits on a spacious lot and offers 988 SqFt of efficiently designed living space. Located at 6113 NE 74th St, itâ€™s ideally positioned near shopping, schools, and freeway access â€” making it a highly desirable rental or flip. With solid bones and tons of potential for value-add improvements, this property is perfect for investors looking to expand their portfolio in a high-demand area.

Built in 1973

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 2417712                 |
| List Price     | \$395,000               |
| Sale Price     | \$4,070,000             |
| Price Per SqFt | \$4,119                 |
| Bedrooms       | 3                       |
| Bathrooms      | 1.5                     |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 988                     |
| Acres          | 0.18                    |
| Year Built     | 1973                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6113 Ne 74th Street |
| Area        | 1047 - West Orchard |
| Subdivision | Vancouver           |
| City        | Vancouver           |
| County      | Clark               |
| State       | WA                  |
| Zip Code    | 98661               |

### **Amenities**

|                |      |
|----------------|------|
| Parking Spaces | 3    |
| Parking        | None |

### **Interior**

|                   |               |
|-------------------|---------------|
| Interior Features | Fireplace     |
| Appliances        | Dishwasher(s) |
| Fireplace         | Yes           |
| # of Fireplaces   | 1             |
| Fireplaces        | Wood Burning  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Wood Products   |
| Foundation        | Concrete Ribbon |

### **School Information**

|            |                         |
|------------|-------------------------|
| District   | Vancouver               |
| Elementary | Walnut Grove Elementary |
| Middle     | Gaiser Middle           |
| High       | Fort Vancouver High     |

### **Additional Information**

|                           |    |
|---------------------------|----|
| Days on Market            | 17 |
| Cumulative Days on Market | 17 |
| Days on Website           | 6  |