# \$1,225,000 - 2311 45th Avenue Sw, Seattle

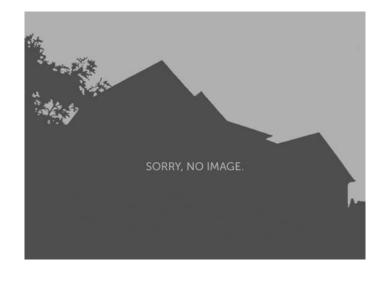
MLS® #2430575

## \$1,225,000

3 Bedroom, 2 Bathroom, 2,160 sqft Residential on 0.14 Acres

North Admiral, Seattle, WA

Joyful yellow home in North Admiral, with creative updates inside & out! The peaceful living room with custom fireplace surround flows seamlessly into the spacious dining room, the thoughtfully updated kitchen (custom cabinetry), and onward into the sunniest of sunrooms! Even on a cloudy day, the sunroom is light and cheerful! Plenty of large windows bring light & views of the all-season landscaping & flood the main floor with natural lightâ€"3 bedrooms & a full bath complete the main floor. Downstairs is the fully finished basement designed for kicking back and enjoying game day or movie night, complete with wet bar & mini fridge. There's also a tidy laundry, ¾ bath & extra space for books, games & toys. Alley access and a small garage, too!



#### Built in 1918

#### **Essential Information**

MLS®# 2430575 List Price \$1,225,000 Sale Price \$1,366,000 Price Per SqFt \$632 Bedrooms 3 **Bathrooms** 2 Full Baths 1 Square Footage 2,160 0.14 Acres

Year Built 1918

Type Residential

Sub-Type Single Family Residence

Style Craftsman

Status Sold

## **Community Information**

Address 2311 45th Avenue Sw

Area 140 - West Seattle

Subdivision North Admiral

City Seattle
County King
State WA

Zip Code 98116

## **Amenities**

Parking Spaces 1

Parking Detached Garage, Off Street

Garage Spaces 1

#### Interior

Interior Features Ceiling Fan(s), Double Pane/Storm Window, Dining Room, Fireplace,

French Doors, Vaulted Ceiling(s), Water Heater, Wet Bar,

Wine/Beverage Refrigerator

Appliances Dishwasher(s), Disposal, Dryer(s), Refrigerator(s), Stove(s)/Range(s),

Washer(s)

Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

#### **Exterior**

Exterior Features Wood

Lot Description Alley, Curbs, Paved, Sidewalk

Foundation Poured Concrete, Slab

### **School Information**

District Seattle
Elementary Lafayette

Middle Madison Mid

High West Seattle High

## **Additional Information**

Days on Market 20 Cumulative Days on Market 20 Days on Website 15