

## \$ 169,900







## 2515 13th St, Moline, IL 61265

Beds: 3 | Baths: 2 Full MLS #: 0C4251300

Single Family | 1,784 ft<sup>2</sup> | Lot: 6,098 ft<sup>2</sup>

More Info: 251513thSt.IsForSale.com

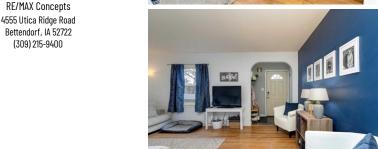








Rich Bassford CRS., GRI. Melissa Greer, Amanda DuPrey, Rob Bermes, Tim Holevoet, Leann Noack and J.C. Brenny (309) 215-9400 (The Bassford Team) (309) 797-5800 (Office) info@thebassfordteam.com https://www.richbassford.com/



This charming 1.5-story home in the Stewartville Area of Moline has 3 beds, 2 baths, and 1784 sq ft of comfortable living space. As you enter, an inviting entryway with coat & shoe storage welcomes you. Hardwood floors lead from the living room to the two main floor bedrooms. The spacious eat-in kitchen provides ample cabinet storage options, & adjacent is a charming sunroom, currently being used as a dining area. Upstairs, you'll find the third bedroom, adding versatility to the floor plan. The full, finished basement houses a laundry area, spacious second bathroom, & a generously sized rec room complete with a full built-in bar, perfect for entertaining. Outside, the fenced backyard features two separate patio spaces, a fire pit, a raised garden bed area, & a convenient 1-car garage with alley access. Conveniently located near both Avenue of the Cities and 174. Additionally, the seller is providing a \$475 Core Achosa Warranty to the buyer with an accepted offer. Don't miss out on this fantastic opportunity schedule a showing today & make this your new home sweet home!

