



THEAGENCY



COZY HOME W/RECENT RENO & UPGRADES, FURTHER LOT POTENTIAL

GREAT LOCATION HALFWAY BETWEEN DT CALDWELL & COLLEGE OF IDAHO!

# 103 S. 16TH AVE.

\$279,900 | 2 BED | 1 BATH | 704 SF | 0.21-ACRE LOT



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REALTOR®



SCAN TO VIEW  
PROPERTY

713 N MAIN STREET STE 100, MERIDIAN, ID 83642

AN INDEPENDENTLY OWNED AND OPERATED FRANCHISEE

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Starter home with further add-on potential? Garage/Shop addition? ADU or other expansion? Extensive storage space on property for RV, ...etc.? Opportunity with options awaits the next owners of this cozy house on a 0.21-acre corner lot located halfway between bustling DT Caldwell and College of Idaho/Simplot Stadium/CNR & 2C Fair Grounds. Convenient accessibility to all of the restaurants & shopping that Indian Creek Plaza offers, also nearby grocery, other necessities and I-84 entry/exit as needed. Recent reno & upgrades include Fall '25 Living Room/Kitchen/Utility Room paint, flooring & baseboards, Guest room flooring, window coverings throughout, and attic crawl space insulation. AC unit replaced new in 2021, Furnace replaced new in 2022, along with Water Heater regular Spring/Fall HVAC components servicing upkeep. No HOA, and a newly sodded lawn/dog run area out front to boot!