

**106 Park Ave**  
Charles City, IA 50616



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**MLS# 20262484**



**\$145,000**

**3 Bedrooms | 2 Bathrooms | 1,610 Sqft**

Comfortable 3-bedroom ranch with spacious garage in a great location! Offering 1,610 sq ft of finished living space, this well-maintained ranch-style home provides a functional layout with living spaces on two levels. The main floor features a welcoming living room, formal dining area, and an open eat-in kitchen. Down the hall are 2 bedrooms and a full bathroom. The finished lower level adds living space with a family room, second kitchen area, third bedroom with an egress window, 3/4 bath, and a utility room with laundry. The oversized 24' x 40' detached 2-car garage is fully wired and ready for heat if desired-ideal for vehicles, projects, storage, or hobbies. You are sure to enjoy the backyard, complete with a concrete patio and plenty of open space for entertaining, gardening, or relaxing. Situated in a desirable neighborhood near the Middle School and High School campuses, Lincoln Elementary School, and the Charley Western Recreational Trail, this home offers convenience, comfort, and a wonderful place to call home.



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