805 6th Ave
Charles City, IA 50616

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MLS# 20265550







$128,000

3 Bedrooms | **2** Bathrooms | **1,040** Sqft

Great home with major updates and potential to personalize and expand! This ranch style home delivers recent upgrades, including new siding and shingles (2026), a completely remodeled main level bathroom (2026), and a furnace (2021). The 1,040 finished square feet on the main level offers a comfortable layout with a spacious living room filled with natural light from a large south-facing window. There is a separate dining area, well crafted wood cabinets in the kitchen, the new full bathroom, and three bedrooms . One bedroom is currently configured as a laundry room, but it can easily be converted back to a third bedroom to suit your needs. There are two cedar-lined closets which have storage built-ins. Downstairs, the unfinished basement is a blank canvas for additional living space. Also, you'll find a roughed-in 3/4 bathroom, separated basement rooms already in place and ready for your finishing touches. Off the kitchen, a breezeway leads to the oversized 2-stall garage, offering plenty of room for storage and workshop space. Outside is where this property truly shines. Enjoy a wooden deck off the back of the house, a generous-sized double lot, mature trees, bushes, and landscaping that make the yard private. You'll also love the location, just blocks from elementary schools and the Charley Western recreational trail. Discover the



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