

# MARSHALL

LAND BROKERS & AUCTIONEERS  
Office 308-234-6266

## ELM CREEK, NE

# LISTED FOR SALE



## 310 W Oak Ave, Elm Creek

Situated in Northwest Elm Creek, this lovely two-story home presents an inviting atmosphere with its 4 spacious bedrooms and 2 1/2 baths. The residence has a warm, sunken family room complete with a cozy fireplace insert, perfect for gatherings and relaxation. An open floor plan connects the living and dining room, creating an airy and welcoming space for entertaining. Culinary adventures await in the large kitchen, equipped with newer appliances and ample room for meal preparation. Convenience is key with the main floor laundry. The partially finished basement offers a blank canvas for future expansion or storage. An attached 2-car garage ensures your vehicles and tools stay sheltered. Step outside to the covered patio, an ideal retreat for enjoying the outdoors, with u/g sprinklers to maintain the lush lawn. The fenced backyard provides privacy and a safe haven for play and gardening. Offered at \$334,900, this home is a perfect blend of comfort and sophistication, waiting for you to begin your next chapter.

**Lot/House:** Lot size is 120ft. by 120ft., approx. living area in the house is 2,264 sq. ft.

**2022 Taxes:** \$ 3,879.52

**Price:** \$ 334,900



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**Miles Marshall | Broker**



308.234.6266

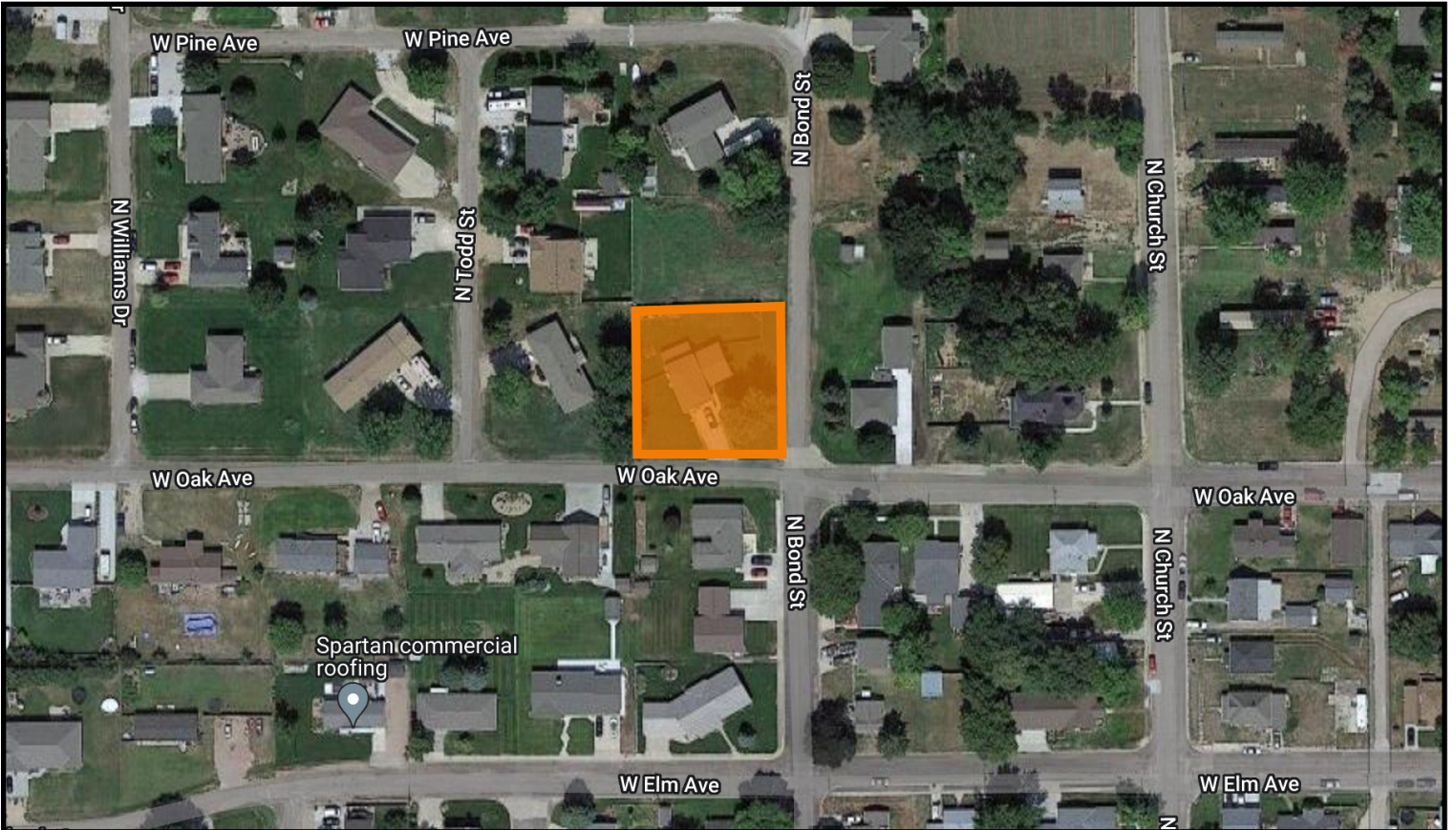


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