

Updated 3-Bedroom Home on $\frac{3}{4}$ Acre Corner Lot in
Parsons, KS – Move-In Ready!
802 S 32nd
Parsons, KS 67357

\$244,900
0.760± Acres
Labette County



Updated 3-Bedroom Home on ¾ Acre Corner Lot in Parsons, KS – Move-In Ready!
Parsons, KS / Labette County

SUMMARY

Address

802 S 32nd

City, State Zip

Parsons, KS 67357

County

Labette County

Type

Residential Property

Latitude / Longitude

37.332723 / -95.285088

Taxes (Annually)

2524

Dwelling Square Feet

1386

Bedrooms / Bathrooms

3 / 2

Acreage

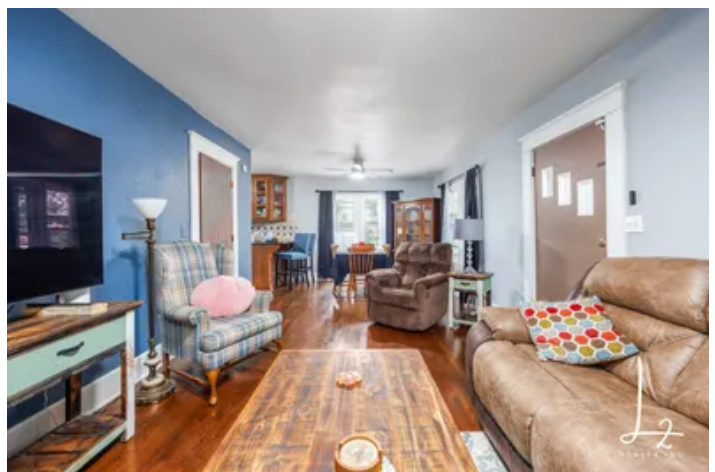
0.760

Price

\$244,900

Property Website

<https://l2realtyinc.com/property/updated-3-bedroom-home-on-acre-corner-lot-in-parsons-ks-move-in-ready-labette-kansas/88466/>



Updated 3-Bedroom Home on ¾ Acre Corner Lot in Parsons, KS – Move-In Ready! Parsons, KS / Labette County

PROPERTY DESCRIPTION

Welcome to your new home tucked on a spacious corner lot with mature shade trees and a park-like setting. Located near the high school, this property offers the perfect balance of convenience and privacy with plenty of room to spread out—inside and out.

Step inside and you'll instantly notice the fresh paint, thoughtful updates, and warm, inviting spaces. The main level features two comfortable bedrooms, a full bathroom, and an office with a closet that could easily serve as a flex space for work or hobbies. Upstairs, the private primary suite offers peace and quiet with its own bathroom and brand-new shower door.

The heart of the home is the open-concept kitchen and dining area, designed for family meals and easy entertaining. You'll love the beautiful granite countertops, stainless steel appliances (gas stove just 2 years old, refrigerator stays!), new garbage disposal, and ample cabinetry. The spacious living room flows seamlessly into the dining area—perfect for gatherings.

Downstairs, the unfinished basement has been professionally reinforced by Thrasher with \$20K in structural work, giving peace of mind for years to come. The basement also includes a newer sump pump, an efficient tankless water heater, updated electrical box, and fresh plumbing and wiring throughout.

When the seasons change, this home has you covered:

- **Brand new central heat & air** (Rheem heat pump, 2021)
- **Cozy pellet stove insert** for winter nights (2024)
- **New thermal insulated windows** with a 50-year transferable warranty
- **New remote ceiling fans** for added comfort

Outside is where this property really shines. Picture evenings on the big front porch, barbecues on the back patio, or roasting marshmallows around the firepit. The yard is fenced for kids or pets and includes raised garden beds, compost bins, and a dedicated space for your green thumb. The circle drive, 2-car garage with plumbing, 3-car carport, and RV hook-up provide more than enough parking for guests, toys, and projects.

Bonus touches: ADT security system with Google Nest hub, doorbell, and 7 cameras, plus a charming china hutch (currently used as an entertainment center) stays with the home.

Recent updates you'll love:

- All new plumbing & electrical (2021/22)
- New tankless water heater (2021)
- New central heat & air with heat pump (2021)
- Pellet stove insert (2024)
- Thermal insulated windows (2021)
- New sump pump (2022)
- Roof approx. 7 years old

This home has been lovingly maintained and thoughtfully updated, so you can move right in and simply enjoy it.

Your next chapter starts here— call Sara Kattenberg at 918.841.4246 to schedule a showing today!

MORE INFO ONLINE:

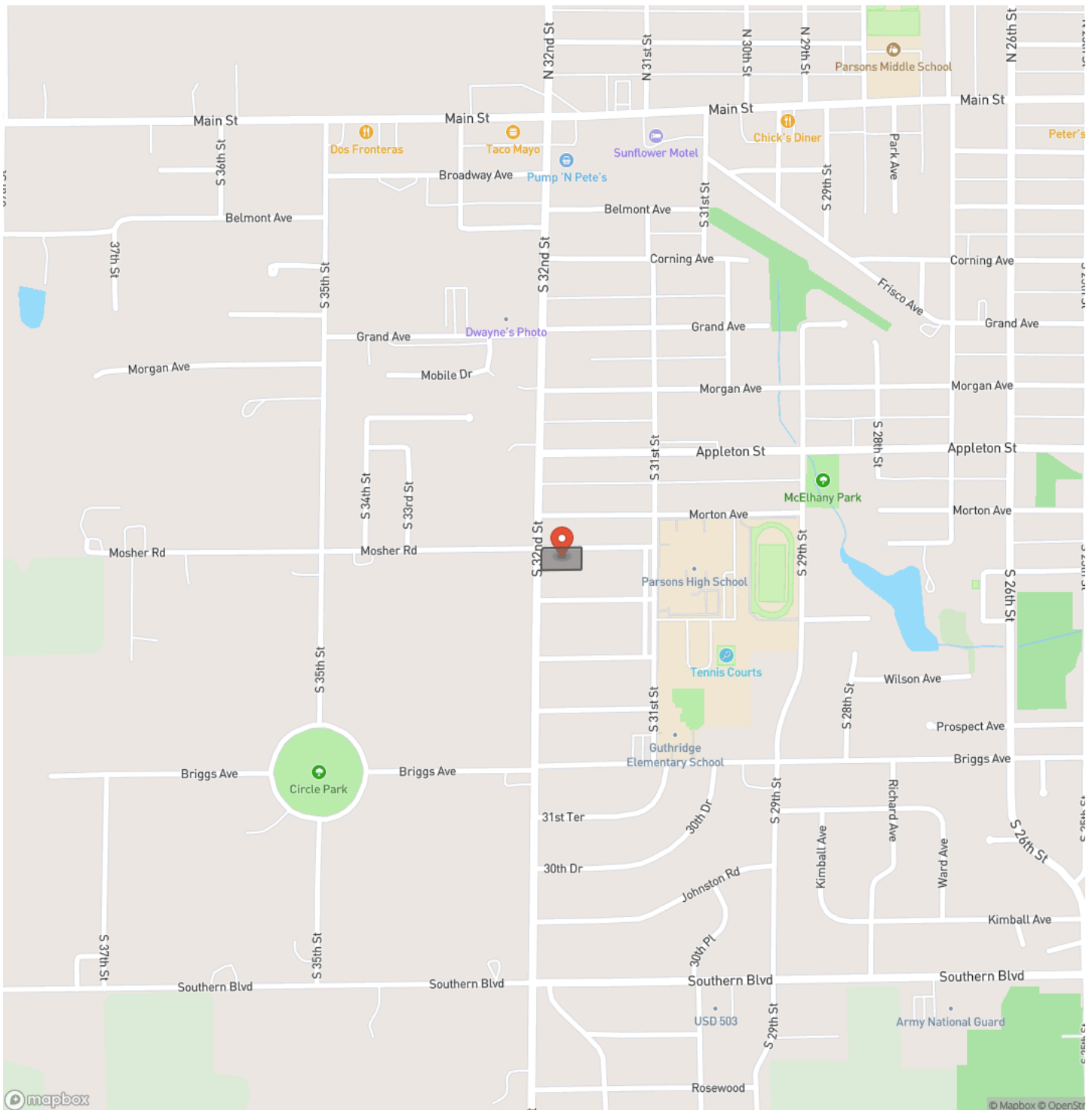
L2realtyinc.com



Updated 3-Bedroom Home on ¾ Acre Corner Lot in Parsons, KS – Move-In Ready!
Parsons, KS / Labette County

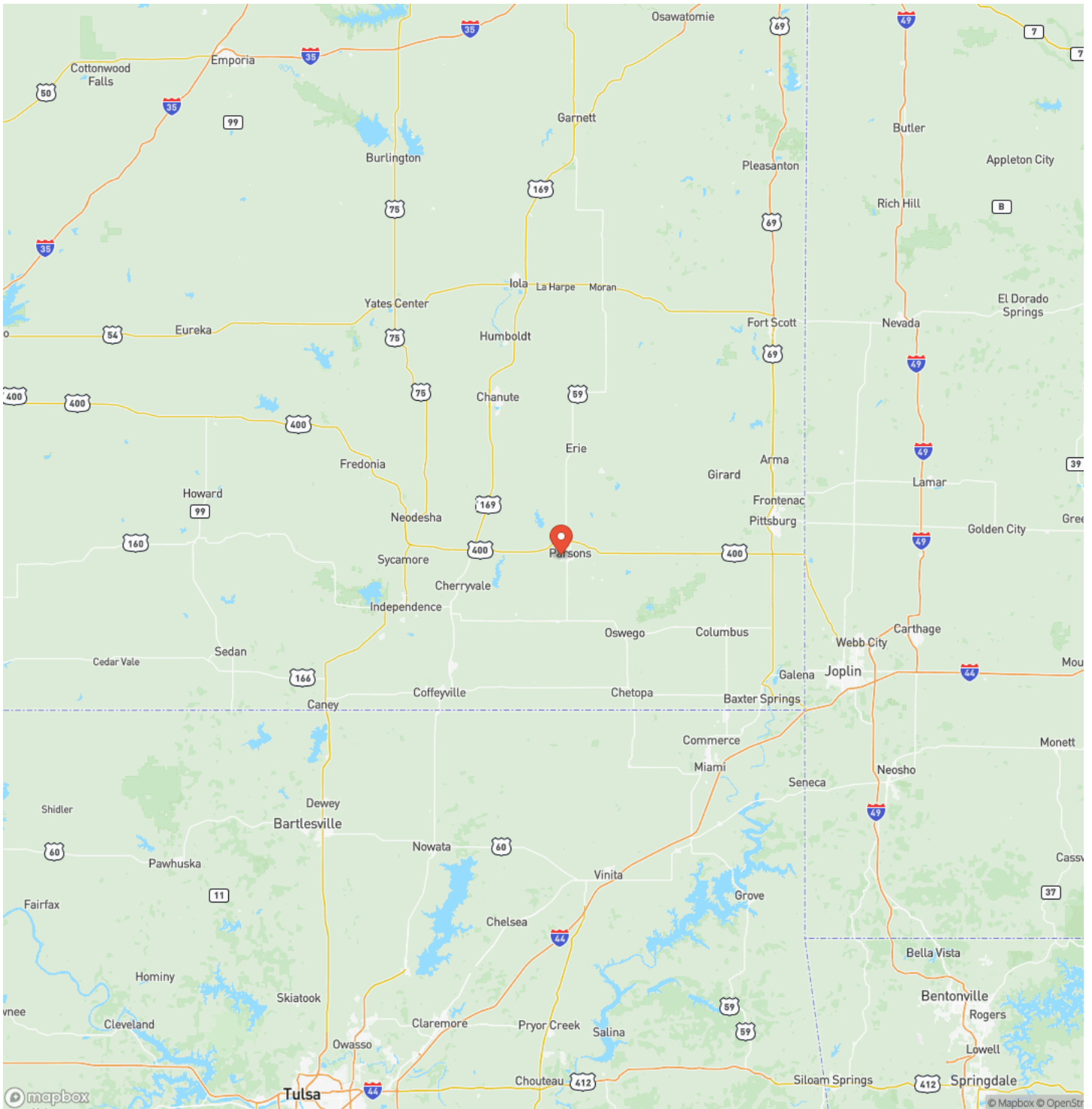


Locator Map



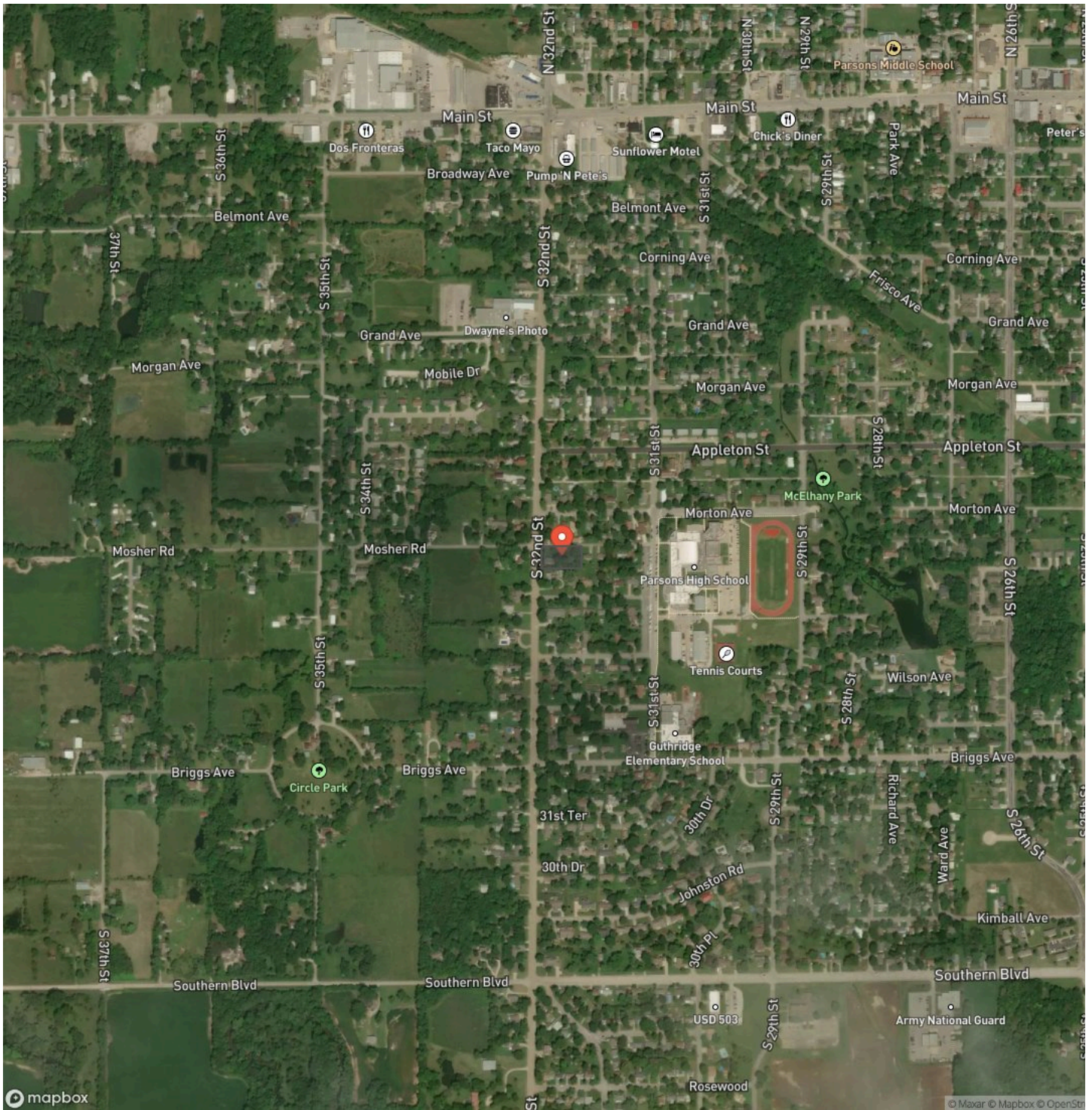
Updated 3-Bedroom Home on ¾ Acre Corner Lot in Parsons, KS – Move-In Ready!
Parsons, KS / Labette County

Locator Map



Parsons, KS / Labette County

Satellite Map



MORE INFO ONLINE:

L2realtyinc.com

Updated 3-Bedroom Home on ¾ Acre Corner Lot in Parsons, KS – Move-In Ready!
Parsons, KS / Labette County

LISTING REPRESENTATIVE

For more information contact:



Representative

Sara Kattenberg

Mobile

(918) 841-4246

Email

skattenberg@l2realtyinc.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



L2realtyinc.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



L2 Realty, Inc - Land and Lifestyle Properties
4045B CR 3900
Independence, KS 67301
(620) 577-4487
L2realtyinc.com

