

**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
Lambette County



MORE INFO ONLINE:

L2realtyinc.com

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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-3-quarter-acre-corner-lot-in-parsons-ks-move-in-ready-labette-kansas/88466/>



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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!

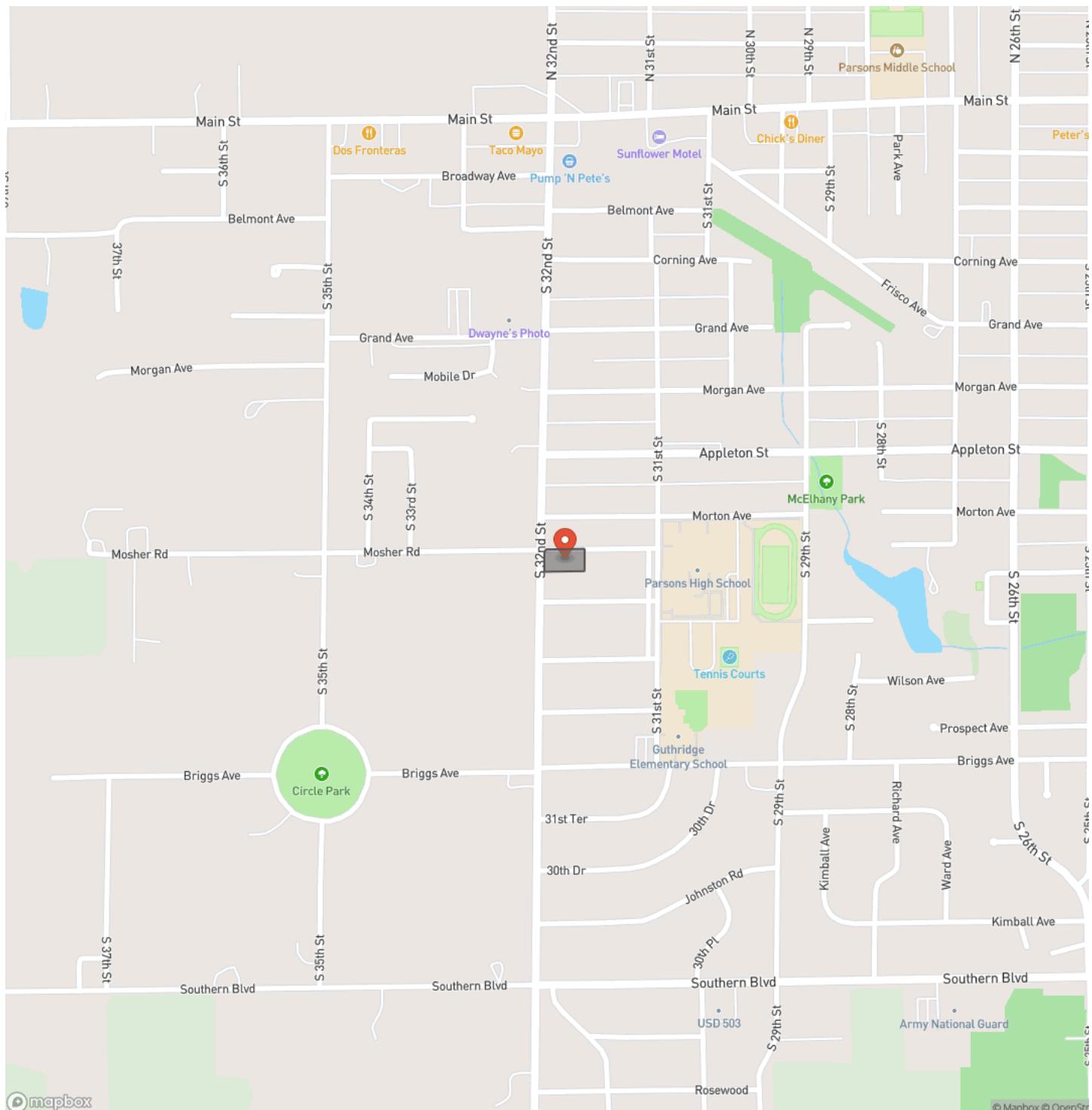


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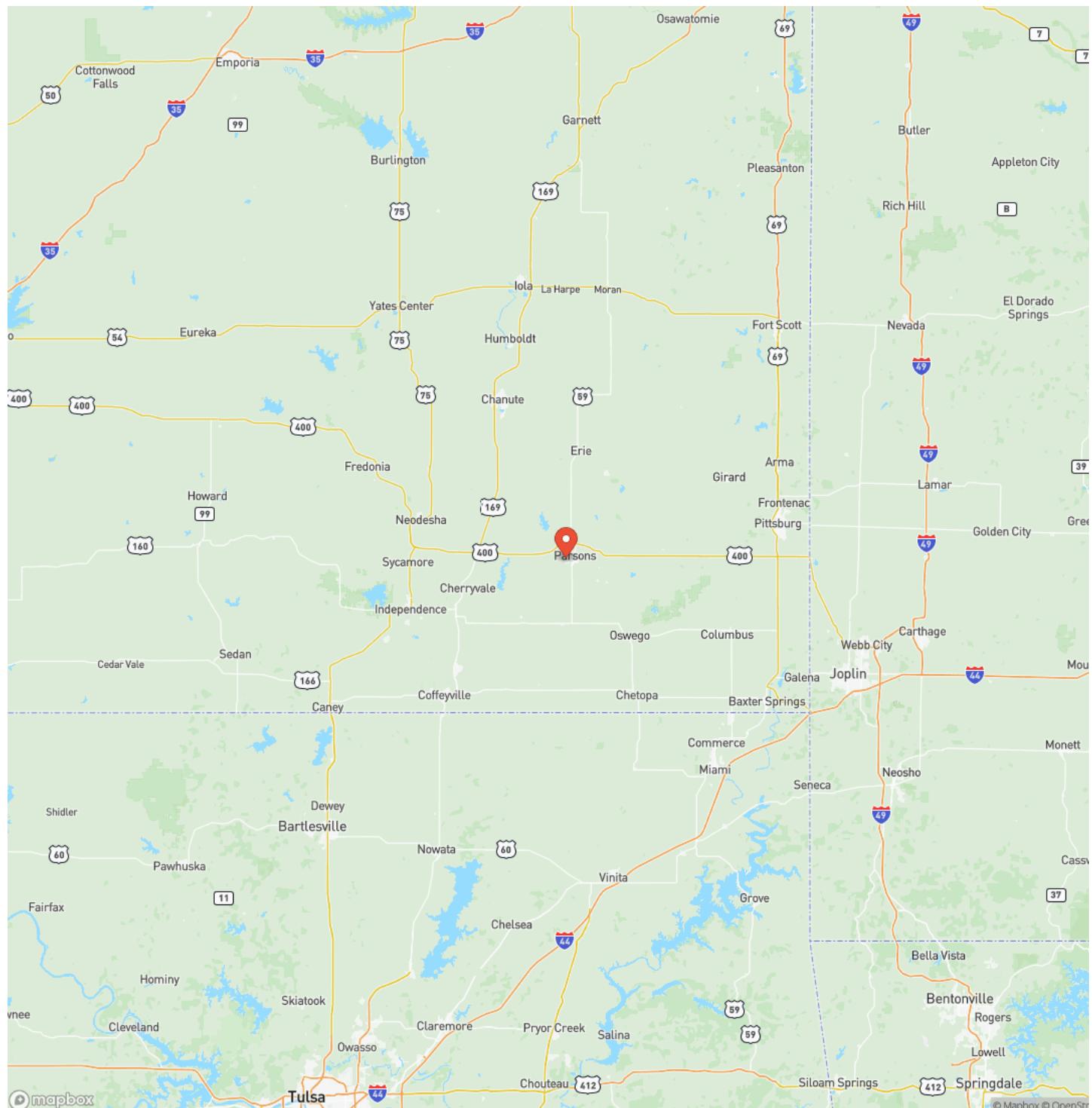


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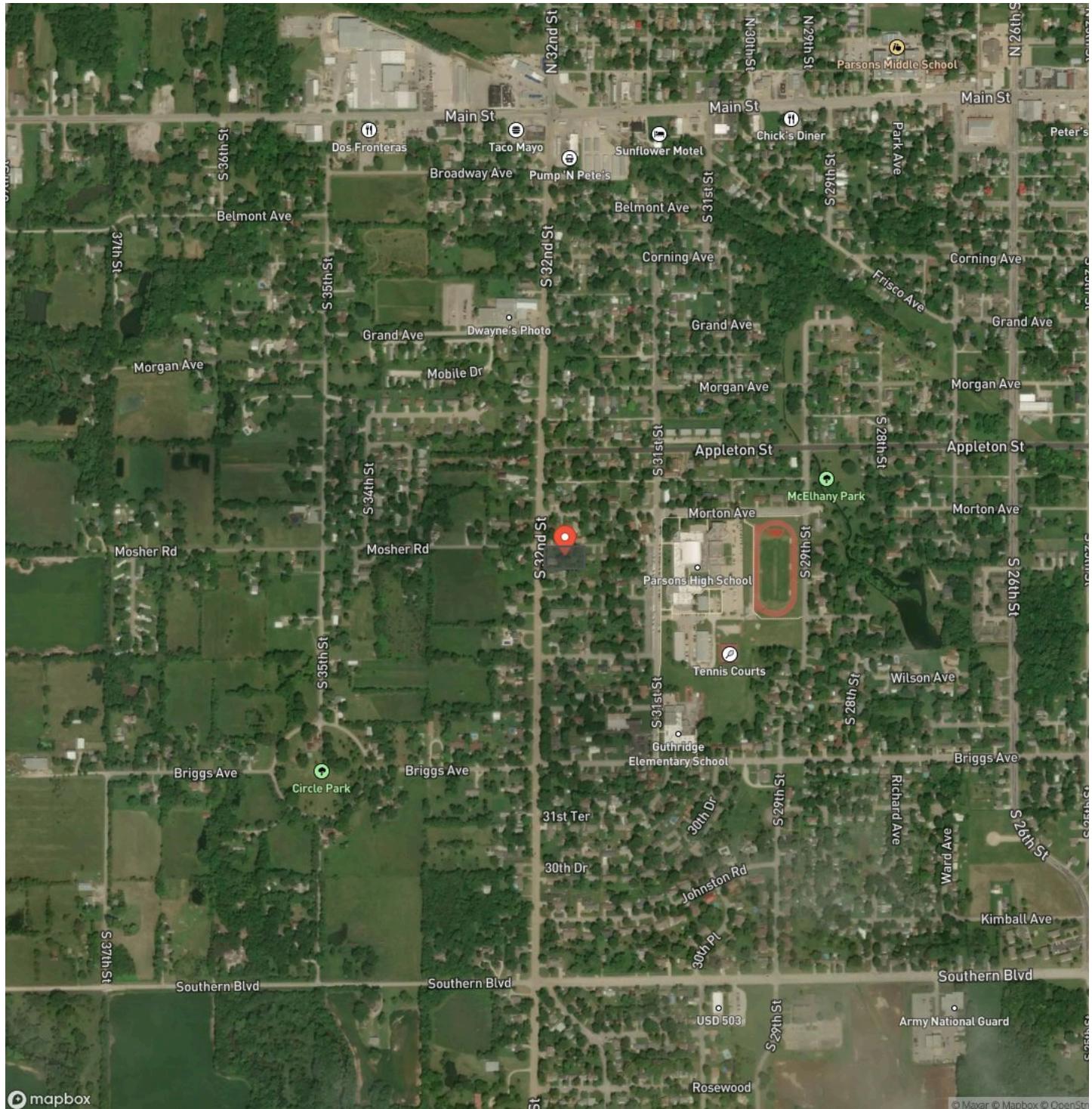
Locator Map



Locator Map



Satellite Map



mapbox

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LISTING REPRESENTATIVE

For more information contact:



Representative

Sara Kattenberg

Mobile

(918) 841-4246

Email

skattenberg@l2realtyinc.com

Address

City / State / Zip

NOTES



MORE INFO ONLINE:

L2realtyinc.com

NOTES



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