

WESTERN NEBRASKA

547 Cedar Street



547 CEDAR STREET | CHADRON, NEBRASKA

OFFERED AT \$158,000

**Charming Corner Lot Home in Chadron, Nebraska
– Perfect for Investment or Family Living**

Welcome to 547 Cedar Street, a delightful home situated on a spacious corner lot in Chadron, Nebraska. This property boasts an excellent location, being just a stone's throw away from Chadron Middle School and Chadron High School and within close proximity to Chadron State College. Whether you're looking for a family home or a promising investment opportunity, this versatile property is a perfect choice.



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RANCH & RECREATION

Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.



Key Features:

Spacious Layout: The main level features three comfortable bedrooms, a full bathroom, and a welcoming living room with beautiful newly refinished hardwood floors that create a warm and inviting atmosphere.

Modern Kitchen: The upstairs kitchen has been upgraded with new luxury vinyl plank flooring, a brand-new gas stove range, and a new range vent, making it a functional and stylish space for cooking and entertaining with lots of cupboard space.

Separate Living Quarters: The finished basement offers a unique opportunity. It features a bedroom with an egress window, a living room, a half bathroom, and a fully equipped kitchen. This space is perfect for rental income or as an in-law suite, providing both privacy and convenience.

Additional Features: The property includes a detached garage, offering additional storage or parking space.

Recent Upgrades: Enjoy peace of mind with a brand-new exterior paint job, a new roof this year, and new luxury vinyl plank flooring in the entryway, bathroom, and kitchen. A new egress window has been installed in the basement. New gutters will be installed before closing, ensuring the home is in excellent condition.

This property offers the perfect blend of comfort, convenience, and investment potential. Its prime location makes it an attractive option for students and families alike, while the separate living quarters provide rental income opportunities or the option to turn the basement into a great addition for a family space.

Don't miss out on this exceptional property in a prime Chadron location. Contact Tommy Wiles today to schedule a viewing and discover the potential of 547 Cedar St!

