



## **Gated South Valley Main Floor Living Home**

*2750 S. Early Dawn Ln  
Spokane Valley, WA 99216*

**FOR SALE**



**Located off Evergreen Road in the Spokane Valley**

- **Parkside Gated Development**
- **Home Size: 2,160 SF +/-**
- **Lot Size: 6,551 SF +/-**
- **Built in 1992**
- **3 Bedroom/2 Bathrooms**
- **Master Bedroom on Main Floor**
- **Great Room Experience off Kitchen**
- **Finished Basement with Storage**
- **South Deck Facing Views and Sun**
- **HOA \$150.00 per month: includes snow plow, mowing and gate maintenance**
- **Located near shopping, gas and food**

**Main floor living at its best for this pristine South Valley Gated 55+ Community Home. This well maintained home features: three bed/two bath with potential for additional bathroom, living room off the kitchen for a "great room" experience, main floor laundry and finished basement featuring a brand new furnace. Enjoy the South Valley views & sun on backyard deck. This home is near a variety of amenities off Evergreen Road and pride of ownership is displayed on this Must See Valley Gated Home!**

# **\$417,500.00**

**Gene Arger, Broker**  
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