

# \$449,000 - 1706 N 26th St, Boise

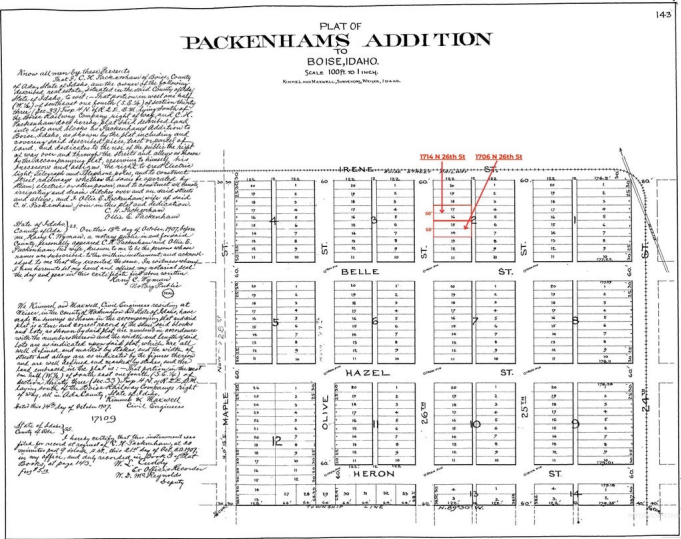
MLS® #98943031

**\$449,000**

Bedroom, Bathroom,  
Land on 0.14 Acres

Packenhams Add, Boise, ID

This rare double lot, located in the coveted Historic North End District, presents a unique opportunity to build your dream home in one of Boise’s most desirable neighborhoods. Alley access allows for a garage & ADU, adding valuable flexibility. Whether you choose to bring your own builder or collaborate with the renowned Timber + Love, Design and Build team, the possibilities are endless. Immerse yourself in the charm of the North End, celebrated for its tree-lined streets, historic character, and strong sense of community. Enjoy close proximity to hiking & biking trails, Hyde Park, and Downtown Boise. Elm Grove Park is just around the corner, while Whitewater Park and the Boise Greenbelt are a short bike ride away. This is a rare chance to become part of an iconic neighborhood and create something lasting within Boise’s historic landscape. The purchase price includes all utilities to the lot. \*A home currently occupies a portion of the property and will be cleared prior to the completion of the subdivision.



## Essential Information

MLS® #	98943031
Price Per Acre	\$3,207,143
Acres	0.14
Type	Land
Sub-Type	Unimproved Land

Status Active

### Community Information

Address 1706 N 26th St  
Area Boise North - 0100  
Subdivision Packenhams Add  
City Boise  
County Ada  
State ID  
Zip Code 83702

### Amenities

Utilities Electricity Available, Natural Gas Not Available, Phone Connected, Cable Connected, Electricity Connected, Sewer Connected  
Golf Course N

### Exterior

Lot Description Standard Lot 6000-9999 SqFt, Level

### School Information

District Boise School District #1  
Elementary Lowell  
Middle North Jr  
High Boise

### Additional Information

Date Listed April 16th, 2025  
Days on Market 3  
Zoning R-1C/HD-O  
Property Taxes \$4,507  
Tax Year 2023  
Office Timber and Love Realty, LLC  
Contact Info jclintrobertson@gmail.com

### Listing Details

Listing Office Timber and Love Realty, LLC



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