

# \$1,499,777 - 1440 N Meridian Rd., Eagle

MLS® #98945558

**\$1,499,777**

5 Bedroom, 4.00 Bathroom, 3,040 sqft  
Residential on 3.40 Acres

0 Not Applicable, Eagle, ID

Beautiful spacious single-family home located on 3.4 acres of land in highly desirable Eagle, Idaho—your own private Idaho oasis. This property offers 5 bedrooms, 4 full bathrooms, and over 3,000 square feet of comfortable living space, including separate in-law quarters for multi-generational living or guest accommodations. Primary boasts two walk-in closets, a private en-suite bathroom, and access to its own private deck—perfect for morning coffee or enjoying the sunset while sipping an adult beverage. Rear deck has over 500 square feet of outdoor living space offering views of Bogus Basin, ideal for outdoor dining or a nice gathering of friends and family. There's ample space for gardening, outdoor recreation, or even adding a barn or guest house. Plenty of room for horses, cows, chickens, or any farm animals you like, ideal setup for hobby farming or embracing a country lifestyle. The property includes an impressive 900 square foot shop—perfect for hobbies, storage, or home-based business. No CC&R's/HOA

Built in 1979

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | 98945558 |
| Price Per SQFT | \$493    |
| Bedrooms       | 5        |
| Bathrooms      | 4.00     |



|                |                          |
|----------------|--------------------------|
| Square Footage | 3,040                    |
| Acres          | 3.40                     |
| Year Built     | 1979                     |
| Type           | Residential              |
| Sub-Type       | Single Family w/ Acreage |
| Status         | Active                   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1440 N Meridian Rd. |
| Area        | Eagle - 0900        |
| Subdivision | 0 Not Applicable    |
| City        | Eagle               |
| County      | Ada                 |
| State       | ID                  |
| Zip Code    | 83616               |

### Amenities

|                 |                                                                                                                             |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------|
| Utilities       | Electricity Connected, Cable Connected                                                                                      |
| Parking Spaces  | 7                                                                                                                           |
| Parking         | Garage Door Access, RV/Boat, Attached, Detached, RV Access/Parking                                                          |
| # of Garages    | 5                                                                                                                           |
| RV/Boat Parking | Yes                                                                                                                         |
| Horses          | Yes                                                                                                                         |
| View            | Yes                                                                                                                         |
| Golf Course     | N                                                                                                                           |
| Virtual Tour    | <a href="https://site.id43realestate.com/1440-N-Meridian-Rd/idx">https://site.id43realestate.com/1440-N-Meridian-Rd/idx</a> |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Workbench, Bath-Master, Guest Room, Den/Office, Formal Dining, Family Room, Rec/Bonus, Two Kitchens, Double Vanity, Central Vacuum Plumbed, Walk-In Closet(s) |
| Appliances        | Electric Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Water Softener Owned                                                         |
| Heating           | Geothermal                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                           |
| Fireplaces        | Two                                                                                                                                                           |
| Stories           | Tri-Level w/ Below Grade                                                                                                                                      |

### Exterior

|                 |                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------|
| Lot Description | 1 - 4.99 AC, Garden, Horses, Irrigation Available, R.V. Parking, Views, Auto Sprinkler System, Irrigation Sprinkler System |
| Roof            | Composition, Architectural Style                                                                                           |

### School Information

|            |                          |
|------------|--------------------------|
| District   | West Ada School District |
| Elementary | Eagle                    |
| Middle     | Eagle Middle             |
| High       | Eagle                    |

### Additional Information

|                |                                                       |
|----------------|-------------------------------------------------------|
| Date Listed    | May 3rd, 2025                                         |
| Days on Market | 25                                                    |
| Zoning         | RUT                                                   |
| Property Taxes | \$2,767                                               |
| Tax Year       | 2024                                                  |
| Structures     | Shop, Barn(s), Storage Shed, Separate Living Quarters |
| Office         | Genesis Real Estate, LLC                              |
| Contact Info   | joshharbst@gmail.com                                  |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Genesis Real Estate, LLC |
|----------------|--------------------------|



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Listing information last updated on November 4th, 2025 at 6:33pm MST