

\$432,000 - 12402 Hwy 44, Middleton

MLS® #98948537

\$432,000

3 Bedroom, 2.00 Bathroom, 1,250 sqft
Residential on 0.48 Acres

0 Not Applicable, Middleton, ID

Fantastic Opportunity with Prime Highway 44 Frontage! This charming 3-bedroom, 2-bath single-family home sits on a spacious 0.48-acre lot and offers excellent visibility and accessibility along the highly traveled Highway 44 corridor. With nearly half an acre of land, there's ample space for outdoor living, a shop, RV parking, or potential commercial use (verify with county). The home features a functional layout, bright living spaces, and comfortable bedrooms—perfect for a residence, home-based business, or investment property. Enjoy the benefits of a high-traffic location just minutes from downtown, shopping, and schools. Don't miss your chance to own a rare piece of property in this fast-growing area!



Built in 1957

Essential Information

MLS® #	98948537
Price Per SQFT	\$346
Bedrooms	3
Bathrooms	2.00
Square Footage	1,250
Acres	0.48
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	12402 Hwy 44
Area	Middleton - 1285
Subdivision	0 Not Applicable
City	Middleton
County	Canyon
State	ID
Zip Code	83644

Amenities

Utilities	Cable Connected, Broadband Internet
Parking	RV Access/Parking
Waterfront	Irrigation Canal/Ditch
RV/Boat Parking	Yes
Horses	Yes
Golf Course	N

Interior

Interior Features	Bath-Master, Bed-Master Main Level, Guest Room, Family Room, Breakfast Bar, Pantry, Laminate Counters
Appliances	Electric Water Heater, Tank Water Heater, Dishwasher, Microwave, Oven/Range Freestanding, Refrigerator
Heating	Electric, Forced Air, Heat Pump
Cooling	Central Air
Stories	One
Primary On Main	Yes

Exterior

Lot Description	10000 SF - .49 AC, Garden, Horses, R.V. Parking, Chickens
Roof	Composition, Architectural Style

School Information

District	Middleton School District #134
Elementary	Middleton Heights
Middle	Middleton Jr
High	Middleton

Additional Information

Date Listed	May 26th, 2025
Days on Market	3

Property Taxes	\$275
Tax Year	2024
Office	1st Place Realty, LLC
Contact Info	joeanne@1stplaceidaho.com

Listing Details

Listing Office	1st Place Realty, LLC
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Listing information last updated on October 20th, 2025 at 10:33pm MDT