

\$475,000 - 724 S Canyon St, Nampa

MLS® #98952462

\$475,000

4 Bedroom, 2.00 Bathroom, 2,440 sqft
Residential on 0.22 Acres

0 Not Applicable, Nampa, ID

Owner Finance Opportunity! \$200K down. Step into a versatile investment opportunity with this well-maintained 4-bedroom, 2-bath home featuring a sturdy cinderblock basement and a fully paid solar system that cuts energy costs. Recent upgrades include a brand-new HVAC system (AC & water heater) installed in Aug 2025, both with 10-year warranty. The home also features Anderson windows, a lifetime metal roof, and 4 years left on a home warranty for added assurance. Enjoy added comfort with a water softener and a spacious backyard perfect for outdoor activities, gardening, or future expansions. Fruit trees include cherry, apple, peach, and concord grapes bring seasonal charm. Bright, functional layout blends historic character from its 1961 move with thoughtful updates. Seven month-to-month leases provide steady, flexible rental income. Located in a welcoming neighborhood near parks and shopping, this home combines energy efficiency, solid construction, strong rental history, and lasting value. Donâ€™t miss out!



Built in 1947

Essential Information

MLS® #	98952462
Price Per SQFT	\$195
Bedrooms	4
Bathrooms	2.00

Square Footage	2,440
Acres	0.22
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	724 S Canyon St
Area	Nampa South (86) - 1260
Subdivision	0 Not Applicable
City	Nampa
County	Canyon
State	ID
Zip Code	83686

Amenities

Utilities	Sewer Connected
Parking Spaces	1
Parking	Detached, Finished Driveway
# of Garages	1
Golf Course	N
Virtual Tour	https://unbranded.youriguide.com/724_s_canyon_st_nampa_id/

Interior

Interior Features	Breakfast Bar, Pantry, Kitchen Island, Laminate Counters
Appliances	Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Refrigerator, Washer, Water Softener Owned
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	One
Stories	One
Primary On Main	Yes

Exterior

Lot Description	Standard Lot 6000-9999 SF, Sidewalks, Corner Lot, Auto Sprinkler System, Full Sprinkler System, Pressurized Irrigation Sprinkler System
Roof	Metal

School Information

District	Nampa School District #131
Elementary	Centennial
Middle	West Middle Nam
High	Nampa

Additional Information

Date Listed	June 26th, 2025
Days on Market	85
Zoning	RS6
Property Taxes	\$1,735
Tax Year	2024
Office	Keller Williams Realty Boise
Contact Info	broker@kwboise.com

Listing Details

Listing Office	Keller Williams Realty Boise
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Listing information last updated on October 12th, 2025 at 1:48am MDT