

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

MLS® #98954533

\$475,000

4 Bedroom, 2.00 Bathroom, 2,440 sqft

Residential Income on 0.22 Acres

0 Not Applic., 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® #	98954533
Price Per SQFT	\$195
Bedrooms	4
Bathrooms	2.00



Square Footage	2,440
Acres	0.22
Year Built	1947
Type	Residential Income
Sub-Type	Other
Status	Active

Community Information

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

Amenities

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

Interior

Appliances	Disposal (All Units), Refrigerator (All Units), Washer/Dryer (All Units)
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes

Exterior

Lot Description	Standard Lot 6000-9999 SF, Sidewalks
Roof	Metal

School Information

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

Additional Information

Date Listed	July 14th, 2025
Days on Market	81
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 11th, 2025 at 8:48pm MDT