

# \$890,000 - 1797 Warren Wagon Rd, McCall

MLS® #98954600

**\$890,000**

2 Bedroom, 1.00 Bathroom, 984 sqft

Residential on 0.52 Acres

0 Not Applicable, McCall, ID

Investment Opportunity! This charming property offers endless potential with R4 zoning (4 units/acre) on a spacious .53-acre lot, allowing for 2 total units. It includes an adorable 2-BR, 1-BA cabin—perfect as a vacation home in McCall, rental, or guest house. Additional structures include two 1-car garages (one finished and used as an art studio), two storage sheds, a pump house, and an outdoor shower. Rustic charm meets practical amenities. With two separate sewer connections, adding or expanding a second unit is easier—ideal for investors or multi-generational living. Located just off Warren Wagon Road, it offers year-round access and is walking distance to both downtown McCall and Payette Lake beach access. Whether you live in one and rent the other, build a second income-producing unit, or hold long-term, this property offers flexibility, utility, and charm. A rare opportunity with infrastructure and zoning in place—don't miss out!

Built in 1938

## Essential Information

MLS® #	98954600
Price Per SQFT	\$904
Bedrooms	2
Bathrooms	1.00
Square Footage	984



Acres	0.52
Year Built	1938
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	1797 Warren Wagon Rd
Area	McCall - 1800
Subdivision	0 Not Applicable
City	McCall
County	Valley
State	ID
Zip Code	83638

### **Amenities**

Utilities	Sewer Connected
Parking Spaces	4
Parking	Detached, Carport, RV Access/Parking
# of Garages	2
RV/Boat Parking	Yes
Golf Course	N

### **Interior**

Interior Features	Bed-Master Main Level
Appliances	Microwave, Refrigerator
Heating	Baseboard, Wall Furnace
Fireplace	Yes
Fireplaces	One
Stories	One
Primary On Main	Yes

### **Exterior**

Lot Description	1/2 - .99 AC, R.V. Parking, Wooded
Roof	Metal

### **School Information**

District	McCall-Donnelly Joint District #421
Elementary	Barbara Morgan Elementary

Middle	Payette Lakes
High	McCall Donnelly

### Additional Information

Date Listed	July 15th, 2025
Days on Market	13
Property Taxes	\$933
Tax Year	2024
Structures	Storage Shed
Office	Brundage Realty
Contact Info	MichelleBasye@icloud.com

### Listing Details

Listing Office	Brundage Realty
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Listing information last updated on October 12th, 2025 at 10:18am MDT