

# \$189,000 - 208 E 44th #13, Garden City

MLS® #98956468

**\$189,000**

3 Bedroom, 2.00 Bathroom, 1,260 sqft  
Residential

0 Not Applicable, Garden City, ID

Welcome to this stunning brand-new manufactured home offering 1,260 square feet of bright, open living space in a beautifully evolving community! With 3 spacious bedrooms, 2 full bathrooms, a separate living room and family room, thereâ€™s room for everyone to relax, gather, and enjoy. This low-maintenance home is designed for comfort and convenience, featuring abundant natural light throughout, modern finishes, and a smart layout perfect for everyday living or entertaining. Situated just minutes from the Boise River Greenbelt, local tasting rooms and tap rooms, and all the vibrant happenings in Garden City, youâ€™ll love the lifestyle this location offers. The community itself is undergoing thoughtful updates and improvements, making it not only charming but also a smart long-term investment. Donâ€™t miss your chance to own a bright, beautiful, and affordable home in one of the Treasure Valleyâ€™s most exciting areas!

Built in 2025

## Essential Information

MLS® #	98956468
Price Per SQFT	\$150
Bedrooms	3
Bathrooms	2.00
Square Footage	1,260
Year Built	2025



Type	Residential
Sub-Type	Mobile/Manu Rented Lot
Status	Active

### Community Information

Address	208 E 44th #13
Area	Garden City - 0700
Subdivision	0 Not Applicable
City	Garden City
County	Ada
State	ID
Zip Code	83714

### Amenities

Utilities	Sewer Connected
Parking Spaces	2
Parking	Carport
Golf Course	N

### Interior

Interior Features	Bath-Master, Bed-Master Main Level, Family Room, Breakfast Bar, Laminate Counters
Appliances	Electric Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Built-In, Refrigerator
Heating	Forced Air
Stories	One
Primary On Main	Yes

### Exterior

Roof	Composition
Foundation	Crawl Space

### School Information

District	Boise School District #1
Elementary	Whittier
Middle	North Jr
High	Boise

### Additional Information

Date Listed	July 31st, 2025
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Days on Market	3
HOA Fees	\$650
HOA Fees Freq.	Monthly
New Construction	Yes
Property Taxes	\$20
Tax Year	2024
Office	exp Realty, LLC
Contact Info	bobbass@bobbass.com

### **Listing Details**

Listing Office	exp Realty, LLC
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Listing information last updated on October 13th, 2025 at 7:33am MDT