

\$550,000 - 7694 Birch Ln, Parcel A, Nampa

MLS® #98957049

\$550,000

5 Bedroom, 4.00 Bathroom, 2,764 sqft

Residential Income on 0.54 Acres

Cortland Place, Nampa, ID

Rare Multi-Generational or Investment Property in Northeast Nampa! Welcome to an incredible property on a .5+ acre lot offering versatility and prime convenience! The beautifully remodeled main house features 4 bedrooms, 3 bathrooms, a living room, family room, office, and a 2-car garage. The gourmet kitchen is perfect for entertaining, showcasing granite countertops, stainless steel appliances, a double oven, and custom cabinetry. An attached accessory dwelling unit (ADU) offers 1 bedroom, 1 bath, and a kitchen ideal for guests or rental income. Enjoy two separately fenced yards, FULL RV hookups, and endless potential for multi-generational living or investment. A rare gem in a highly sought-after location, don't miss this one! Main house leased until april 2026, ADU is currently rented month to month.

Built in 1993

Essential Information

MLS® #	98957049
Price Per SQFT	\$199
Bedrooms	5
Bathrooms	4.00
Square Footage	2,764
Acres	0.54
Year Built	1993
Type	Residential Income



Sub-Type	Other
Status	Active

Community Information

Address	7694 Birch Ln, Parcel A
Area	Nampa NE (87) - 1250
Subdivision	Cortland Place
City	Nampa
County	Canyon
State	ID
Zip Code	83687

Amenities

Utilities	Electricity Connected
Parking Spaces	3
Parking	RV Access/Parking, Attached, Finished Driveway
RV/Boat Parking	Yes
Golf Course	N

Interior

Appliances	Washer/Dryer (Some Units)
Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	1/2 - .99 Acre, Garden, Irrigation, R.V. Parking
Foundation	Crawl Space

School Information

District	Vallivue School District #139
Elementary	Birch
Middle	Sage Valley
High	Ridgevue

Additional Information

Date Listed	August 5th, 2025
Days on Market	55
Property Taxes	\$3,254
Tax Year	2024

Structures	Shop
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