

# \$725,000 - 1119 10th Ave So., Nampa

MLS® #98958429

**\$725,000**

8 Bedroom, 6.00 Bathroom, 3,842 sqft

Residential Income on 0.16 Acres

Waterhouse, Nampa, ID

Exceptional opportunity with endless possibilitiesâ€”perfect for investors, multi-generational living, or an owner-occupant seeking rental income. This well-maintained duplex offers two spacious 4-bedroom, 2.5-bath units, each with an open-concept layout, granite kitchen with island, stainless steel appliances, and included washer/dryer. High-efficiency furnaces and water heaters keep utility costs low, and each unit has its own power, water, gas meters, 1 car garage & 2 driveway spaces, per unit. Location is unbeatableâ€”walk to coffee shops, grocery stores, and restaurants, with a private university less than a mile away. West Park and West Middle School are just over a mile, while Lakeview Park and community pool are only two miles away. A rare combination of prime location, solid rental income, and flexible living options. Please respect tenant privacyâ€”no unannounced visits.

Built in 2022

## Essential Information

MLS® #	98958429
Price Per SQFT	\$189
Bedrooms	8
Bathrooms	6.00
Square Footage	3,842
Acres	0.16
Year Built	2022



Type	Residential Income
Sub-Type	Duplex
Status	Active

### Community Information

Address	1119 10th Ave So.
Area	Nampa NW (51) - 1270
Subdivision	Waterhouse
City	Nampa
County	Canyon
State	ID
Zip Code	83651

### Amenities

Utilities	Sewer Connected, Cable Connected
Parking Spaces	6
Parking	Two Car, Attached, Finished Driveway
# of Garages	2
Golf Course	N

### Interior

Appliances	Disposal (All Units), Stove/Range (All Units)
Heating	Forced Air, Natural Gas
Cooling	Central Air, All Units

### Exterior

Lot Description	Standard Lot 6000-9999 SF, Bus on City Route, Sidewalks
Roof	Composition

### School Information

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

### Additional Information

Date Listed	August 15th, 2025
Days on Market	54
Property Taxes	\$5,101

Tax Year 2024  
Office Better Homes & Gardens 43N  
Contact Info jeff@43re.com



**Listing Details**

Listing Office Better Homes & Gardens 43No



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Listing information last updated on October 11th, 2025 at 8:33pm MDT