

\$509,900 - 4460 N Bluegrass, Boise

MLS® #98959222

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4 Bedroom, 2.00 Bathroom, 2,094 sqft

Residential Income on 0.26 Acres

Plantation Esta, Boise, ID

Great NW Boise Duplex! Donâ€™t miss this rare investment opportunity in the heart of Northwest Boise. This duplex features two units, each offering 2 bedrooms and 1 bathroom, a private garage, storage shed, and a fully fenced yard for outdoor living. Unit 4460 has the added bonus of RV parking, making it ideal for tenants with extra vehicles or recreational needs. This property is being sold as in condition. With its prime location, this property provides easy access to schools, shopping, dining, parks, the Boise River, and foothill trails. Both units are thoughtfully designed with functional floor plans, offering comfortable living spaces for tenants and strong rental appeal for investors. Whether youâ€™re looking for a solid income-producing property or the chance to live in one side while renting the other, this duplex delivers flexibility and long-term value.

Built in 1981

Essential Information

MLS® #	98959222
Price Per SQFT	\$244
Bedrooms	4
Bathrooms	2.00
Square Footage	2,094
Acres	0.26
Year Built	1981
Type	Residential Income



Sub-Type	Duplex
Status	Active

Community Information

Address	4460 N Bluegrass
Area	Boise NW - 0800
Subdivision	Plantation Esta
City	Boise
County	Ada
State	ID
Zip Code	83703

Amenities

Utilities	Sewer Connected
Parking Spaces	4
Parking	One Car, Attached
# of Garages	1
Golf Course	N

Interior

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

Exterior

Lot Description	10000SF - .49, Bus on City Route
Roof	Composition
Foundation	Crawl Space

School Information

District	Boise School District #1
Elementary	C Mann
Middle	Hillside
High	Boise

Additional Information

Date Listed	August 23rd, 2025
Days on Market	19
Property Taxes	\$3,375

Tax Year	2024
Office	Finding 43 Real Estate
Contact Info	clark@homeinidaho.com

Listing Details

Listing Office	Finding 43 Real Estate
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Listing information last updated on October 11th, 2025 at 5:03pm MDT