

\$495,000 - 2306 E Van Oker St, Meridian

MLS® #98960746

\$495,000

3 Bedroom, 2.00 Bathroom, 1,719 sqft

Residential on 0.17 Acres

Champion Park, Meridian, ID

Discover this beautifully updated single level ranch home in the highly sought after Champion Park neighborhood. Fresh interior & exterior paint, new granite countertops & new flooring bring a modern touch to timeless charm. The kitchen features beautiful solid wood cabinetry, designated pantry and plenty of natural light w/ gorgeous new granite counters. This inviting layout offers a cozy living room w/ gas fireplace & vaulted ceilings w/ plant shelves. Separate family room/office & an oversized 3 car garage w/space for a work bench & abundant storage throughout. Nice size Primary bedroom w/dual vanities, large corner soaking tub & roomy walk in closet. Bedrooms have built in shelving & plentiful closet space w/ closet built ins. Spacious laundry room w/garage access. Convenient location for shopping & work. Highly rated West Ada School Dist & don't forget the 6 acre Champion Park w/ playground, picnic areas w/ athletic fields. This beautiful home is move in ready & has it all!

Built in 2004

Essential Information

MLS® #	98960746
Price Per SQFT	\$288
Bedrooms	3
Bathrooms	2.00
Square Footage	1,719



Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2306 E Van Oker St
Area	Meridian NE - Boise NW - 1020
Subdivision	Champion Park
City	Meridian
County	Ada
State	ID
Zip Code	83646
Builder	ABC

Amenities

Utilities	Sewer Connected, Cable Connected, Broadband Internet
Parking Spaces	3
Parking	Attached, Finished Driveway
# of Garages	3
Golf Course	N

Interior

Interior Features	Bath-Master, Bed-Master Main Level, Split Bedroom, Family Room, Breakfast Bar, Pantry, Granite Counters
Appliances	Gas Water Heater, Tank Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	One, Gas
Stories	One
Primary On Main	Yes

Exterior

Lot Description	Standard Lot 6000-9999 SF, Bus on City Route, Irrigation Available, Sidewalks, Auto Sprinkler System, Pressurized Irrigation Sprinkler System
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Roof	Composition
Foundation	Crawl Space

School Information

District	West Ada School District
Elementary	Discovery
Middle	Heritage Middle School
High	Rocky Mountain

Additional Information

Date Listed	September 5th, 2025
Days on Market	31
Zoning	RESIDENTIAL
HOA Fees	\$250
HOA Fees Freq.	Annually
Property Taxes	\$1,432
Tax Year	2024
Office	Syme Real Estate
Contact Info	symep@hotmail.com

Listing Details

Listing Office	Syme Real Estate
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Listing information last updated on October 31st, 2025 at 7:18am MDT