

# \$524,900 - 1769 E Grayson, Meridian

MLS® #98960821

**\$524,900**

3 Bedroom, 2.00 Bathroom, 1,910 sqft

Residential on 0.15 Acres

Grayson Subdivision, Meridian, ID

YOUR LUCKY DAY! PRICED TO MOVE!  
PLUS a 5k concession if you choose work with the builders preferred lender! Discover elevated living in this beautifully designed 3-bedroom, 2-bath home with a spacious office—ideal for remote work or creative pursuits. The open-concept kitchen showcases quartz countertops, a gas range, and premium vinyl plank flooring, seamlessly connecting to a bright living area with a cozy fireplace and custom built-ins. Two generous guest bedrooms share a stylish full bath featuring quartz counters, a tiled tub/shower, and luxury tile flooring. The private primary suite offers dual vanities, a fully tiled step-in shower, and quartz finishes with thoughtful designer details throughout. Perfectly located near freeway access, Albertsons Marketplace, the YMCA, and Meridian's top shopping and dining, this home blends convenience with sophistication. HOA covers front and back lawn care, making this a truly low-maintenance, turnkey lifestyle. Don't miss the chance to make this exceptional property your own!



Built in 2025

## Essential Information

MLS® # 98960821

Price Per SQFT \$275

Bedrooms 3

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 2.00                    |
| Square Footage | 1,910                   |
| Acres          | 0.15                    |
| Year Built     | 2025                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1769 E Grayson      |
| Area        | Meridian SE - 1000  |
| Subdivision | Grayson Subdivision |
| City        | Meridian            |
| County      | Ada                 |
| State       | ID                  |
| Zip Code    | 83642               |
| Builder     | Curtis Homes        |

### Amenities

|                |                 |
|----------------|-----------------|
| Utilities      | Sewer Connected |
| Parking Spaces | 2               |
| Parking        | Attached        |
| # of Garages   | 2               |
| Golf Course    | N               |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Bath-Master, Bed-Master Main Level, Den/Office, Great Room, Pantry, Kitchen Island, Quartz Counters |
| Appliances        | Gas Water Heater, Dishwasher, Disposal, Gas Range                                                   |
| 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, Sidewalks, Auto Sprinkler System, Drip Sprinkler System, Full Sprinkler System, Pressurized Irrigation Sprinkler |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------|

|      |             |
|------|-------------|
|      | System      |
| Roof | Composition |

### School Information

|            |                          |
|------------|--------------------------|
| District   | West Ada School District |
| Elementary | Siena                    |
| Middle     | Victory                  |
| High       | Mountain View            |

### Additional Information

|                  |                          |
|------------------|--------------------------|
| Date Listed      | September 6th, 2025      |
| Days on Market   | 54                       |
| HOA Fees         | \$65                     |
| HOA Fees Freq.   | Monthly                  |
| New Construction | Yes                      |
| Property Taxes   | \$686                    |
| Tax Year         | 2024                     |
| Office           | Amherst Madison          |
| Contact Info     | mike@amherst-madison.com |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Amherst Madison |
|----------------|-----------------|



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Listing information last updated on October 30th, 2025 at 7:03pm MDT