

# \$40,000 - 415 W 44th #1, Garden City

MLS® #98961018

**\$40,000**

2 Bedroom, 1.00 Bathroom, 700 sqft  
Residential

0 Not Applicable, Garden City, ID

MOTIVATED SELLER.... Turn key home in Garden City. Very cute and well maintained home on corner lot. Walking distance to the Greenbelt and short drive to downtown Boise. New roof 2021. New furnace 2023. New appliances 2021. Lot rent \$775.00 per month, includes; water, sewer, and trash.

Built in 1973

## Essential Information

MLS® #	98961018
Price Per SQFT	\$57
Bedrooms	2
Bathrooms	1.00
Square Footage	700
Year Built	1973
Type	Residential
Sub-Type	Mobile/Manu Rented Lot
Status	Active

## Community Information

Address	415 W 44th #1
Area	Boise W-Garden City - 0650
Subdivision	0 Not Applicable
City	Garden City
County	Ada
State	ID
Zip Code	83714

## Amenities



Utilities	Sewer Connected
Golf Course	N

### Interior

Appliances	Electric Water Heater, Refrigerator, Washer, Dryer
Heating	Electric
Stories	One
Primary On Main	Yes

### Exterior

Lot Description	Manual Sprinkler System
Roof	Metal

### School Information

District	Boise School District #1
Elementary	Whittier
Middle	River Glen Jr
High	Capital

### Additional Information

Date Listed	September 9th, 2025
Days on Market	33
Property Taxes	\$80
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 15th, 2025 at 7:48am MDT