

# \$494,500 - 4690 W Silver River St, Meridian

MLS® #98961023

**\$494,500**

4 Bedroom, 3.00 Bathroom, 1,841 sqft

Residential Income

Trilogy, Meridian, ID

Investor opportunity in Meridian! This 4-bedroom, 2-bath home offers strong rental potential with estimated income of \$2,600/month (\$31,200 annually). Featuring an open floor plan with modern finishes, functional kitchen, and spacious living areas, it's ideal for tenants and long-term stability. The low HOA adds to profitability, keeping expenses manageable while boosting cash flow. A low-maintenance yard and prime location near shopping, schools, and major roadways enhance tenant appeal. With Meridian's high rental demand and strong market conditions, this property provides excellent long-term appreciation and immediate income potential. Whether you're expanding your portfolio or purchasing your first rental, this home balances steady returns and growth opportunity. Don't miss this chance to own an income-producing property in one of the Treasure Valley's most sought-after locations!

Built in 2018

## Essential Information

MLS® #	98961023
Price Per SQFT	\$269
Bedrooms	4
Bathrooms	3.00
Square Footage	1,841



Year Built	2018
Type	Residential Income
Sub-Type	Other
Status	Active

### Community Information

Address	4690 W Silver River St
Area	Meridian NW - 1030
Subdivision	Trilogy
City	Meridian
County	Ada
State	ID
Zip Code	83646-6894

### Amenities

Utilities	Sewer Connected
Parking Spaces	4
Parking	Attached
Golf Course	N

### Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

### Exterior

Lot Description	10000SF - .49, Sidewalks
Roof	Composition

### School Information

District	West Ada School District
Elementary	Pleasant View
Middle	Star
High	Owyhee

### Additional Information

Date Listed	September 9th, 2025
Days on Market	3
HOA Fees	\$303
HOA Fees Freq.	Annually

Property Taxes	\$1,388
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 14th, 2025 at 12:33pm MDT