

# \$445,000 - 11934 W Ardyce St., Boise

MLS® #98961881

**\$445,000**

3 Bedroom, 2.00 Bathroom, 1,531 sqft

Residential on 0.12 Acres

Dropzone, Boise, ID

This one-owner, single-level home is sure to delight with its split-bedroom floor plan, great room living, and vaulted ceilings that overlook a beautifully manicured backyard. Engineered wood floors grace the entry hallway, offering a warm welcome to all who enter. The kitchen is a standout with its beautiful granite counters and a full range of appliances, making it both functional and stylish. It opens to the great room, creating an ideal space for entertaining and everyday living. The primary bedroom ensuite is privately situated at the back of the home with serene backyard views and patio access. The ensuite bathroom features dual vanities, a walk-in shower, a large walk-in closet, and a separate commode area. Conveniently, the home has garage access leading directly into the ample-sized laundry room. Built in 2016, this well-maintained home is centrally located with easy access to The Village for shopping, dining, and entertainment. The neighborhood has a walking path and nearby dog park at Redwood park!

Built in 2016

## Essential Information

MLS® #	98961881
Price Per SQFT	\$291
Bedrooms	3
Bathrooms	2.00



Square Footage	1,531
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	11934 W Ardyce St.
Area	Boise W-Garden City - 0650
Subdivision	Dropzone
City	Boise
County	Ada
State	ID
Zip Code	83713

### Amenities

Utilities	Sewer Connected, Cable Connected
Parking Spaces	2
Parking	Attached, Finished Driveway
# of Garages	2
Golf Course	N
Virtual Tour	<a href="https://cygilbertphotography.hd.pics/11934-W-Ardyce-St/idx">https://cygilbertphotography.hd.pics/11934-W-Ardyce-St/idx</a>

### Interior

Interior Features	Bath-Master, Bed-Master Main Level, Split Bedroom, Great Room, Double Vanity, Walk-In Closet(s), Breakfast Bar, Pantry, Kitchen Island, Granite Counters
Appliances	Gas Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Refrigerator, Washer, Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Stories	One
Primary On Main	Yes

### Exterior

Lot Description	Sm Lot 5999 SF, Bus on City Route, Garden, Irrigation Available, Sidewalks, Winter Access, Auto Sprinkler System, Full Sprinkler System, Pressurized Irrigation Sprinkler System
Roof	Composition, Architectural Style

Foundation                      Crawl Space

**School Information**

District                      West Ada School District  
Elementary                      Ustick  
Middle                      Lewis and Clark  
High                      Centennial

**Additional Information**

Date Listed                      September 17th, 2025  
Days on Market                      12  
HOA Fees                      \$400  
HOA Fees Freq.                      Annually  
Property Taxes                      \$1,789  
Tax Year                      2024  
Office                      Compass RE  
Contact Info                      cris.nelson@compass.com

**Listing Details**

Listing Office                      Compass RE



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Listing information last updated on October 15th, 2025 at 6:33am MDT