

\$579,000 - 1268 W Blue Downs St, Meridian

MLS® #98961996

\$579,000

4 Bedroom, 2.00 Bathroom, 2,099 sqft

Residential on 0.22 Acres

Edgehill, Meridian, ID

Built in 2022 and still presenting like new, this single-level home offers a thoughtfully designed split floorplan that balances privacy and flow. The kitchen anchors the living space with sleek quartz countertops, ample storage, and an open layout that connects seamlessly to dining and gathering areas. A spacious three-car garage provides room for vehicles and hobbies, while a newly built 10x20 shed with full power, heating, and AC adds even more versatility—ideal as a workshop, office, or creative retreat. Positioned on a desirable corner lot, the property enjoys extra light and a sense of openness, complemented by a covered patio perfect for relaxing or entertaining year-round. Located just minutes from freeway access and downtown Meridian, you'll find everyday convenience paired with modern comfort. Whether hosting friends, working from home, or enjoying a quiet evening, this residence offers a lifestyle that feels both elevated and easy.

Built in 2022

Essential Information

MLS® #	98961996
Price Per SQFT	\$276
Bedrooms	4
Bathrooms	2.00
Square Footage	2,099
Acres	0.22



Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1268 W Blue Downs St
Area	Meridian SE - 1000
Subdivision	Edgehill
City	Meridian
County	Ada
State	ID
Zip Code	83642

Amenities

Utilities	Electricity Connected
Parking Spaces	3
Parking	Attached
# of Garages	3
Golf Course	N

Interior

Interior Features	Office, Bed-Master Main Level, Family Room, Walk-In Closet(s), Kitchen Island, Quartz Counters
Appliances	Gas Water Heater, Dishwasher, Refrigerator
Heating	Heated, Forced Air, Natural Gas
Cooling	Cooling, Central Air
Fireplace	Yes
Fireplaces	Gas
Stories	One
Primary On Main	Yes

Exterior

Lot Description	Standard Lot 6000-9999 SF, Corner Lot, Auto Sprinkler System, Pressurized Irrigation Sprinkler System
Roof	Composition

School Information

District	West Ada School District
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Elementary	Mary McPherson
Middle	Victory
High	Meridian

Additional Information

Date Listed	September 18th, 2025
Days on Market	5
HOA Fees	\$450
HOA Fees Freq.	Annually
Property Taxes	\$2,244
Tax Year	2024
Structures	Shop
Office	Silvercreek Realty Group
Contact Info	broker@silvercreekrealty.com

Listing Details

Listing Office	Silvercreek Realty Group
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Listing information last updated on October 12th, 2025 at 11:48pm MDT