

\$400,000 - 2293 N Shaelyn Ln, Boise

MLS® #98963075

\$400,000

3 Bedroom, 3.00 Bathroom, 1,790 sqft

Residential on 0.04 Acres

Atrium Heights Subdivision, Boise, ID

Modern Comfort in West Boise! A newly built townhome offering style, function & convenience. This newly constructed townhome in West Boise delivers the perfect balance of modern design and easy living. With 3 bedrooms, 2.5 baths, and an attached 2-car garage, it's thoughtfully designed for both comfort and functionality. The open-concept main level is bright and welcoming, with a sleek kitchen that flows into the living area and out to a deck, ideal for evening sunsets, dining al fresco, or entertaining friends. Upstairs, the primary suite includes an ensuite bath and spacious closet, while two additional bedrooms and a full bath offer flexibility for family, guests, or a home office. ****Photos Similar**** Nestled in a private cul-de-sac, this home offers quiet retreat while still being close to groceries, shopping, dining, and entertainment. Community amenities include a central courtyard with firepit and picnic tables, providing a great spot to gather with neighbors. Stylish, functional, and move-in ready, this townhome makes it easy to enjoy the best of Boise living.

Built in 2024

Essential Information

MLS® # 98963075

Price Per SQFT \$223

Bedrooms 3



Bathrooms	3.00
Square Footage	1,790
Acres	0.04
Year Built	2024
Type	Residential
Sub-Type	Townhouse
Status	Active

Community Information

Address	2293 N Shaelyn Ln
Area	Boise W-Garden City - 0650
Subdivision	Atrium Heights Subdivision
City	Boise
County	Ada
State	ID
Zip Code	83713
Builder	Realm Venture Group

Amenities

Utilities	Sewer Connected
Parking Spaces	2
Parking	Attached, Finished Driveway
# of Garages	2
Golf Course	N

Interior

Interior Features	Bath-Master, Great Room, Double Vanity, Walk-In Closet(s), Quartz Counters
Appliances	Electric Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding
Heating	Electric, Forced Air
Cooling	Central Air
Stories	Tri-Level

Exterior

Lot Description	Sm Lot 5999 SF, Cul-De-Sac, Auto Sprinkler System, Drip Sprinkler System, Full Sprinkler System
Roof	Architectural Style
Foundation	Slab

School Information

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

Additional Information

Date Listed	September 16th, 2025
Days on Market	2
Zoning	City of Boise-R-1C
HOA Fees	\$60
HOA Fees Freq.	Monthly
New Construction	Yes
Property Taxes	\$794
Tax Year	2024
Office	Keller Williams Realty Boise
Contact Info	broker@kwboise.com

Listing Details

Listing Office	Keller Williams Realty Boise
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Listing information last updated on October 12th, 2025 at 8:03am MDT