

\$1,580,000 - 2281-2299 N Shaelyn, Boise

MLS® #98963078

\$1,580,000

12 Bedroom, 13.00 Bathroom, 7,108 sqft
Residential Income

Atrium Heights Subdivision, Boise, ID

Investment Opportunity in West Boise - Newly built 4-plex in a prime, central location! This newly constructed 4-plex offers the ideal blend of modern design, low-maintenance living, and strong rental potential. Each thoughtfully designed unit features 3 bedrooms, 2.5 baths, an attached 2-car garage, open-concept living areas, and a deck off of the main living area for al fresco dining or entertaining - appealing to tenants who value both comfort and convenience. The property is tucked into a private cul-de-sac, creating a quiet community feel while still offering quick access to groceries, shopping, dining, and entertainment. Shared amenities include a welcoming courtyard with firepit and picnic tables, providing inviting common space that enhances resident experience and retention. With stylish finishes, functional layouts, and a central West Boise location, this 4-plex is fully move-in ready and positioned to deliver consistent rental income for years to come. **Interior photos are of model - 2299 Shaelyn**



Built in 2024

Essential Information

MLS® #	98963078
Price Per SQFT	\$222
Bedrooms	12
Bathrooms	13.00

Square Footage	7,108
Year Built	2024
Type	Residential Income
Sub-Type	Quadruplex
Status	Active

Community Information

Address	2281-2299 N Shaelyn
Area	Boise West - 0600
Subdivision	Atrium Heights Subdivision
City	Boise
County	Ada
State	ID
Zip Code	83713

Amenities

Parking Spaces	11
Parking	Two Car, Attached
# of Garages	2
Golf Course	N
Virtual Tour	https://www.tourfactory.com/idxr3221625

Exterior

Lot Description	Small Lot 5999 SF
-----------------	-------------------

School Information

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

Additional Information

Date Listed	September 22nd, 2025
Days on Market	11
Zoning	Boise City R1-C
HOA Fees	\$240
HOA Fees Freq.	Monthly
Property Taxes	\$3,174
Tax Year	2024

Office	Keller Williams Realty Boise
Contact Info	broker@kwboise.com

Listing Details

Listing Office	Keller Williams Realty Boise
----------------	------------------------------



IDX information is provided exclusively for consumers' personal, non-commercial use, and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. IMLS does not assume any liability for missing or inaccurate data. Information provided by IMLS is deemed reliable but not guaranteed.

Listing information last updated on October 14th, 2025 at 1:18pm MDT