

# \$550,000 - 2612 W Woodlawn Ave, Boise

MLS® #98963329

## \$550,000

3 Bedroom, 1.00 Bathroom, 1,428 sqft  
Residential on 0.14 Acres

Pleasanton Add, Boise, ID

This is the opportunity you've been waiting for - create your vision in the West End! Bring your plans and your dreams to this blank slate in a great location for quick access to recreation, dining and work. From this quiet, well-established neighborhood next to downtown Boise, enjoy miles of the scenic Boise Greenbelt, or immerse yourself in nature and the activities at Whitewater Park, Esther Simplot Park and Quinn's Pond. Commuting is a breeze with super easy access to downtown and the Connector. The home itself is ready for a transformation with original features such as the brick fireplace and built-in shelving, and a layout ready for redesign into an open concept living/dining area, a chef's kitchen and comfortable bedrooms. This is your chance to craft a custom residence tailored precisely to your style. This home is perfect for investors, builders, or the homeowner who wants to add immediate value through sweat equity and smart design.

Built in 1920

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | 98963329 |
| Price Per SQFT | \$385    |
| Bedrooms       | 3        |
| Bathrooms      | 1.00     |
| Square Footage | 1,428    |
| Acres          | 0.14     |



|            |                         |
|------------|-------------------------|
| Year Built | 1920                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Status     | Active                  |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2612 W Woodlawn Ave |
| Area        | Boise North - 0100  |
| Subdivision | Pleasanton Add      |
| City        | Boise               |
| County      | Ada                 |
| State       | ID                  |
| Zip Code    | 83702               |

### **Amenities**

|                 |   |
|-----------------|---|
| Utilities       | Sewer Connected, Electricity Connected    |
| Parking         | Detached, RV Access/Parking, Alley Access |
| RV/Boat Parking | Yes                                       |
| Golf Course     | N   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Workbench, Formal Dining, Pantry, Laminate Counters                           |
| Appliances        | Gas Water Heater, Dishwasher, Disposal, Oven/Range Freestanding, Refrigerator |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Wall/Window Unit(s)   |
| Fireplace         | Yes   |
| Fireplaces        | One, Insert   |
| Stories           | One   |
| Primary On Main   | Yes   |

### **Exterior**

|                 |  |
|-----------------|--|
| Lot Description | Standard Lot 6000-9999 SF, Bus on City Route, Garden, R.V. Parking, Sidewalks, Manual Sprinkler System |
| Roof            | Composition  |

### **School Information**

|            |                          |
|------------|--------------------------|
| District   | Boise School District #1 |
| Elementary | Whittier                 |

|        |          |
|--------|----------|
| Middle | North Jr |
| High   | Boise    |

### **Additional Information**

|                |                              |
|----------------|------------------------------|
| Date Listed    | September 25th, 2025         |
| Days on Market | 18                           |
| Property Taxes | \$4,098                      |
| 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 14th, 2025 at 8:33am MDT