

\$599,900 - 1961 W Boulder Bar Dr, Meridian

MLS® #98964358

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5 Bedroom, 3.00 Bathroom, 3,149 sqft
Residential on 0.16 Acres

Lochsa Falls, Meridian, ID

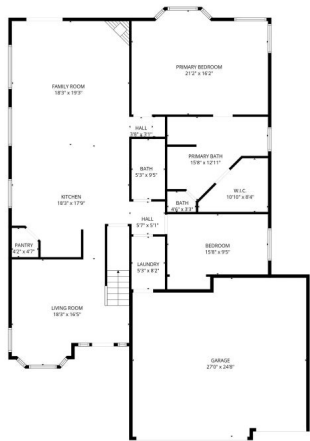
Bring your vision and make this 3,149 sq ft home your own. With 5 bedrooms, 3 bathrooms, a versatile loft, and a dedicated office, thereâ€™s room for everyone to spread out. The floor plan offers plenty of space for entertaining, working from home, or creating cozy retreats. Dual zoned HVAC to keep you comfortable. Plantation Shutters throughout the entire home. This property is ready for someone with an eye for updatesâ€”it needs some TLC, and itâ€™s priced accordingly to give you the freedom to renovate and add value. This home has incredible potential at a fantastic price for the size.

Built in 2006



Essential Information

MLS® #	98964358
Price Per SQFT	\$191
Bedrooms	5
Bathrooms	3.00
Square Footage	3,149
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	New



Community Information

Address 1961 W Boulder Bar Dr

Area	Meridian NW - 1030
Subdivision	Lochsa Falls
City	Meridian
County	Ada
State	ID
Zip Code	83646

Amenities

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

Interior

Interior Features	Bath-Master, Bed-Master Main Level, Walk-In Closet(s), Breakfast Bar, Granite Counters
Appliances	Gas Water Heater, Dishwasher, Disposal, Microwave, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
Stories	Two
Primary On Main	Yes

Exterior

Lot Description	Standard Lot 6000-9999 SF, Full Sprinkler System, Pressurized Irrigation Sprinkler System
Foundation	Crawl Space

School Information

District	West Ada School District
Elementary	Willow Creek
Middle	Sawtooth Middle
High	Rocky Mountain

Additional Information

Date Listed	October 10th, 2025
Days on Market	1

HOA Fees	\$315
HOA Fees Freq.	Semi-Annually
Property Taxes	\$2,260
Tax Year	2024
Office	Cardinal Realty of Idaho
Contact Info	CardinalRealtyofidaho@gmail.com

Listing Details

Listing Office Cardinal Realty of Idaho



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Listing information last updated on October 11th, 2025 at 6:48pm MDT