

\$550,000 - 427 W Thatcher St, Boise

MLS® #98964951

\$550,000

2 Bedroom, 1.00 Bathroom, 1,539 sqft

Residential on 0.14 Acres

Edenhome Add, Boise, ID

Set in Boise's iconic North End, this single-level craftsman offers a rare opportunity to own a piece of history with room to grow. Just steps from the Co-Op, Fort Boise Park, and the Saturday Farmers Market, the location is unbeatable—bike to Hyde Park, Camel's Back, and Hulls Gulch trails with ease. Inside, you'll find original hardwood floors, 9-foot ceilings, and classic built-ins that speak to the home's early 20th-century roots. A spacious living room with a fireplace anchors the layout, while dual walk-in closets and generous bedrooms add flexibility. The attic and basement present clear potential for expansion, whether you're envisioning a bonus room, second bath, or more square footage. Outside, a large fenced yard and private patio offer space to relax or entertain, and a one-car garage with alley access adds a rare convenience in this sought-after neighborhood. Whether you're a flipper, investor, or owner-occupier ready to roll up your sleeves, this property is a canvas for creativity in one of Boise's most beloved enclaves.

Built in 1913

Essential Information

MLS® # 98964951

Price Per SQFT \$357

Bedrooms 2



Bathrooms	1.00
Square Footage	1,539
Acres	0.14
Year Built	1913
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	427 W Thatcher St
Area	Boise North - 0100
Subdivision	Edenhome Add
City	Boise
County	Ada
State	ID
Zip Code	83702

Amenities

Utilities	Sewer Connected, Cable Connected, Broadband Internet
Parking Spaces	1
Parking	Detached
# of Garages	1
Golf Course	N

Interior

Interior Features	Bed-Master Main Level, Formal Dining, Family Room, Walk-In Closet(s)
Appliances	Gas Water Heater, Dishwasher, Disposal, Oven/Range Freestanding, Refrigerator, Washer, Dryer
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	One, Gas
Stories	Single with Below Grade
Primary On Main	Yes

Exterior

Lot Description	Standard Lot 6000-9999 SF, Sidewalks, Auto Sprinkler System, Full Sprinkler System
Roof	Architectural Style

School Information

District	Boise School District #1
Elementary	Longfellow
Middle	North Jr
High	Boise

Additional Information

Date Listed	October 16th, 2025
Days on Market	4
Property Taxes	\$2,878
Tax Year	2024
Office	Guardian Group Real Estate, LLC
Contact Info	rileyjwilcox@gmail.com

Listing Details

Listing Office	Guardian Group Real Estate, LLC
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Listing information last updated on October 23rd, 2025 at 3:33am MDT