

\$450,000 - 1254 E Sicily St, Meridian

MLS® #98965635

\$450,000

3 Bedroom, 2.00 Bathroom, 1,611 sqft

Residential on 0.17 Acres

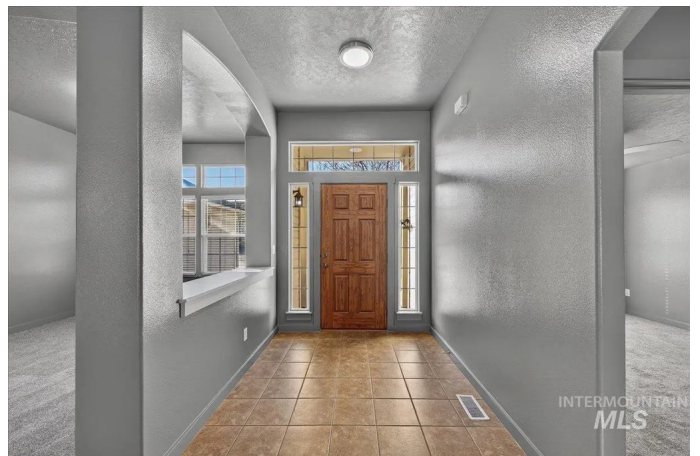
Roseleaf, Meridian, ID

Charming home in an established neighborhood, beautiful mature trees, nice floor plan with a formal dining/office area, gas fireplace with mantel, new fan/light in great room and entry, new carpet throughout new interior paint including baseboards and doors, and some exterior paint touch up, tile flooring in kitchen with granite counters, refrigerator included, breakfast bar, spacious eating area with sliding doors to private back patio. Two garden spots. Three car garage with shelving/cabinets and utility sink. Storage cabinets in the laundry room. Window seats in the two bedrooms, split floor plan for privacy. Some blinds are new. Furnace and HVAC have been recently serviced. Sprinklers have been blown out for winter. Excellent buy.

Built in 2006

Essential Information

MLS® #	98965635
Price Per SQFT	\$279
Bedrooms	3
Bathrooms	2.00
Square Footage	1,611
Acres	0.17
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Active



Community Information

Address	1254 E Sicily St
Area	Meridian SE - 1000
Subdivision	Roseleaf
City	Meridian
County	Ada
State	ID
Zip Code	83642-4863

Amenities

Utilities	Sewer Connected, Cable Connected, Broadband Internet
Parking Spaces	3
Parking	Attached
# of Garages	3
Golf Course	N

Interior

Interior Features	Bed-Master Main Level, Formal Dining, Great Room, Double Vanity, Breakfast Bar, Pantry, Granite Counters
Appliances	Gas Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
Stories	One
Primary On Main	Yes

Exterior

Lot Description	Standard Lot 6000-9999 SF, Sidewalks, Auto Sprinkler System, Drip Sprinkler System, Full Sprinkler System, Pressurized Irrigation Sprinkler System
Roof	Composition

School Information

District	West Ada School District
Elementary	Siena
Middle	Lake Hazel
High	Mountain View

Additional Information

Date Listed	October 24th, 2025
Days on Market	8
HOA Fees	\$295
HOA Fees Freq.	Annually
Property Taxes	\$1,921
Tax Year	2024
Office	Silvercreek Realty Group
Contact Info	broker@silvercreekrealty.com

Listing Details

Listing Office	Silvercreek Realty Group
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Listing information last updated on November 5th, 2025 at 8:03am MST