

**207 N State Street, 74467**  
Wagoner, OK 74467

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& COHEN**  
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**MLS# 2622457**



**\$141,000**

**3 Bedrooms | 1 Bathroom | 1,897 Sqft**

Opportunity awaits in this spacious 1,897 sq ft (CH) home featuring 3 bedrooms and 1 bathroom, with significant updates already completed and room to add your finishing touches. The seller has removed all plaster throughout the home and is currently finishing drywall installation in one remaining room. A second bathroom has been plumbed on the upper level and is ready for completion, offering the potential for additional value and convenience. Major improvements include a new electric cooktop, double ovens, and electric hot water tank installed in 2024. Comfort is covered year-round with a lower-level mini-split system installed in 2025 and an upstairs mini-split added in May 2026. The seller will continue making improvements to the property until it goes under contract, making this an excellent opportunity to purchase a home with ongoing upgrades already underway. Whether you're looking for a primary residence or an investment property, this home offers space, updates, and plenty of potential.



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