

1208 Beano Bend, 73034
Edmond, OK 73034

**CHINOWTH
& COHEN**
REALTORS®

Powered by realestate.tulsaworld.com

MLS# 1238958



\$225,000

3 Bedrooms | 2 Bathrooms | 1,359 Sqft

Nestled on a quiet cul-de-sac in the heart of Edmond, this well-maintained home offers an exceptional location just minutes to nearby shopping, restaurants and entertainment, plus Kickingbird Golf Course, Downtown Edmond, and within walking distance to the University of Central Oklahoma. Situated on a spacious, tree-lined lot, the property features mature landscaping, a welcoming covered front porch, a large backyard, and an expansive patio perfect for relaxing or entertaining. Inside, you'll find new laminate wood flooring throughout the main living areas, fresh interior paint, updated light fixtures, and new carpet in the bedrooms. The spacious living room showcases vaulted ceilings with exposed beams, abundant natural light, and a brick fireplace with built-in shelving. The adjoining dining area flows into the kitchen, complete with beautiful wood cabinetry, generous cabinet storage, ample countertop space, and an updated range. The oversized primary suite offers plenty of space with 2 separate closets and includes an en suite bath, while the additional bedrooms provide flexibility for family, guests, or a home office and are served by a spacious hall bathroom. Additional highlights include a dedicated laundry room, a two-car garage, and a fully fenced backyard shaded by mature trees. Enjoy a convenient Edmond location close to shopping, dining, parks, golf, UCO,



Chris George

Phone: (405) 627-0801

Chinowth & Cohen Realtors

Office: (918) 296-7950

For full listing details, please scan:

