

407 W 1st Street, 73003
Edmond, OK 73003

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& COHEN**
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MLS# 1240248



\$250,000

3 Bedrooms | 1 Bathroom | 1,543 Sqft

Welcome to this charming, move-in ready bungalow in the heart of Edmond! Featuring 3 bedrooms, 1 full bath, and approximately 1,543 square feet, this home blends classic character with thoughtful updates. Step inside to a bright, inviting living area that flows seamlessly into the dining space, creating an open and comfortable layout perfect for everyday living or entertaining. Recent updates include newer central heat and air, a new faucet, garbage disposal, and modern lighting. The kitchen comes fully equipped with a refrigerator, washer, and dryer, making this home truly move-in ready. A spacious utility room provides added convenience and storage. Situated on a generously sized lot, the backyard offers incredible potential for future expansion. With the City of Edmond's updated zoning allowing accessory dwelling units (ADUs), this property presents an outstanding opportunity for homeowners and investors looking to add value or generate additional rental income. Conveniently located just minutes from Downtown Edmond, the University of Central Oklahoma, restaurants, shopping, parks, and entertainment, you'll enjoy easy access to everything Edmond has to offer. Located within the highly regarded Edmond School District. Whether you're searching for your first home, an investment property, or a place with



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