

# For sale



## 709 East Fillmore Avenue, Eau Claire, WI, 54701

Offered at \$324,900

Well maintained Putnam Heights ranch within walking distance to Manz Elementary. Kitchen remodel 5 years ago with custom Red Wing cabinetry, countertops, LVT flooring and appliances. Large living room with wood burning fireplace. Hardwood floors in the living room and bedrooms. The unfinished basement is a huge bonus with a 2nd fireplace and is a perfect space for you to design to your liking. Triple pane windows and additional attic insulation for lower energy bills. Gorgeous, private backyard with a concrete patio is perfect for outdoor gatherings. The home has been pre-inspected and the sellers are also offering a 1 year home warranty. Call today as this one will go fast!

3 Bedrooms

2 Bathrooms

1,382 sqft

0.22 acres (lot size)

Built: 1967



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