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## World Class Ranches Team Brokered by EXP Realty

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

**2206 Willow Run, McAlester, OK**

**\$182,500.00**



This is a beautifully maintained, brick home on a cul-de-sac lot! The home features three bedrooms, two full baths, kitchen/dining combination, with a large privacy fenced yard with a covered back patio and two decks for lots of outdoor living pleasure. There is also a long covered patio across the front of the house. This steel-frame home has six-inch exterior walls, a new central air unit installed in May, 2022, and a metal roof. Light neutral colors provide a nice ambiance. There is an atrium door walk out to the covered carport. Large shade trees on the west (front) of the house provide afternoon shade and a degree of privacy for the front patio. The kitchen features a free-standing electric stove, vent hood, microwave, and portable kitchen Island. The dining room has views into the back yard. There is already a utility storage building for lawn mower and other yard tools, in addition to a large shed that could be used for many purposes whether craft room, additional storage, workshop, etc. It features a covered porch, windows, and the interior has a loft on one end. Located on a paved city street with comparably nice residences, and just minutes to medical services, schools, and shopping. To get additional information on this lovely home or to view call Sandy Brock Bahe at 918-470-4710.

### Property Highlights

**Acreage:** .32

**Location:** North McAlester

**Closest Town:** McAlester, OK

**Access:** Paved city street

**Taxes:** \$1131.86/ year

**Topography:** Flat lot with trees

**Improvements:** Home, utility storage, "Craft Shed"

**Home Sqft:** 1364

**Bedrooms:** 3

**Baths:** 2

**Utilities:** City water, electric, natural gas to the house, but not

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**Sandy Brock Bahe**

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