World Class Ranches Team Brokered by EXP Realty

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

On the corner of 9th & F Street -MP $120,000.00









A clean 1144 square foot home with 3 bedrooms and 1 bath on a 2 lot corner location. This home features a large fenced in yard and open areas with room to expand the home, build a shop, and house an RV or boat plus additional parking! Located in Stigler, means that you can go in either direction for 30 minutes or less to find world class fishing and boating on Lake Eufaula or Kerr Lake. 30 minutes north is I-40 that will take you west 2.5 hours to Oklahoma City or head north 1.5 hours to Tulsa, Oklahoma. Dallas, Texas is just 4 hours south. In a quiet tight knit very active community with 1 hour access in any direction to the bigger cities of McAlester and Muskogee, Oklahoma as well as Forth Smith, Arkansas. Inside this cute cozy brick home you will find all new carpet, paint, window treatments, appliances, and lighting, and plenty of storage throughout. The enclosed remodeled garage features a walk in closet that can serve as a great master bedroom or bonus room with the capability to easily add a bathroom to make this a master suite!! This home is move in ready NOW and ready for it's new owners. But it would also make a great rental investment property!! Give Melanie Pennebaker a call TODAY before this one is GOING...GOING...GONE!! It will not last long!!! 918-448-2001

Property Highlights

Acreage: 2 lots

Location: 1.5 hour south of Tulsa 2.5 hours east of OKC

Closest Town: Stigler

Access: Hwy 9 & NW 9th Street

Taxes: $377.59

Topography: in town property

Improvements: New paint, flooring, window treatments...

Bedrooms: 3

Baths: 1

Utilites: city water & utilites

Development Potential great rental investment property!!

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