



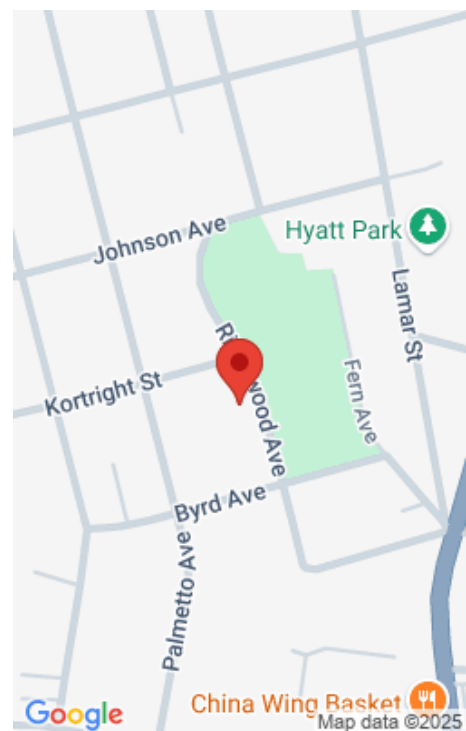
## 3709 RIDGEWOOD AVENUE

<https://vizorealty.com>

Unusually well-done renovation of a traditional brick home with upgrades and additions that turn it into a home that will make sense to people in 2025. It sits in a quiet older area with many other bright, charming renovated homes that were built in the first half of the 20th century and now are part of a genuine revival of the Eau Claire neighborhood. The front windows of this home look out into Lincoln Park, 6.5 acres of a lovely but comically under-used city park. Two blocks from Hyatt Park and sports fields and three blocks from North Main Street. The primary bedroom suite is large with its own fireplace. Attached to that bedroom is a brand-new full bathroom with a circular shower enclosure. This bedroom also connects to what was originally the dining room but now lends itself perfectly to becoming a home office large enough for two. Traditional wood floors throughout remind you that under all the new paint and carpeting is the very solid old-school workmanship that so many of us grew up with. The next owners will not have to concern themselves with any of these items, all new in 2024; New roof, tankless hot water heater, the new granite countertops in the kitchen and bathrooms, interior paint and much more. Much larger and more open home than some that may look similar on the outside and in a relaxed, quiet spot. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

\$249,000

- 3 beds
- 2 baths
- Single Family
- RESIDENTIAL
- PENDING



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# Basics

**Date added:** Added 1 month ago  
**Price per sqft:** \$163.92  
**Type:** Single Family  
**Bedrooms:** 3 beds  
**Lot size, acres:** 70x162x70x162 acres  
**TMS:** 09209-15-03  
**Pool on Property:** No  
**Financing Options:** Cash,Conventional,FHA,VA

**Listing Date:** 2025-03-05  
**Category:** RESIDENTIAL  
**Status:** PENDING  
**Bathrooms:** 2 baths  
**Year built:** 1952  
**MLS ID:** 603340  
**Full Baths:** 2  
**Cooling:** Central

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# Building Details

**Heating features:** Central  
**Foundation:** Crawl Space  
**Sewer:** Public  
**Basement:** No Basement  
**New/Resale:** Resale

**Garage:** None  
**Water Source:** Public  
**Style:** Ranch  
**Exterior material:** Brick-All Sides-AbvFound

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# HOA Info

**HOA:** N

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# Nearby Schools

**School District:** Richland One  
**Middle School:** Gibbes

**Elementary School:** Taylor  
**High School:** Eau Claire

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# Listing Courtesy Of



**Listing Office:** Coldwell Banker Realty

**Listing Agent:** Christopher, Bunge, P

