

OPEN HOUSE
SAT 8/8 NOON-2PM



410 N 46TH STREET
SEATTLE, WA 98103

\$975,500

CHARMING CRAFTSMAN HOME IN UNBEATABLE LOCATION!

IDEALLY SITUATED WITHIN WALKING DISTANCE TO FREMONT, WOODLAND PARK ZOO & ROSE GARDEN, GREEN LAKE, AND WALLINGFORD, THIS CLASSIC CRAFTSMAN OFFERS TIMELESS CHARACTER AND EXCEPTIONAL FLEXIBILITY. WHETHER YOU'RE A FIRST-TIME HOMEBUYER OR AN INVESTOR, THIS HOME IS FULL OF OPPORTUNITY. CURRENTLY CONFIGURED AS A DUPLEX, THIS HOME OFFERS THE OPTION TO LIVE IN ONE UNIT WHILE GENERATING RENTAL INCOME FROM THE OTHER. INSIDE, YOU'LL FIND BEAUTIFUL PERIOD DETAILS, INCLUDING HARDWOOD FLOORS, LEADED GLASS WINDOWS, BUILT-IN DINING AND CABINETRY, AND A COZY WOOD-BURNING FIREPLACE THAT ADDS WARMTH AND CHARM. OUTSIDE, THE LEVEL BACKYARD PROVIDES ENDLESS POSSIBILITIES. IN ADDITION TO THE COVERED OFF-STREET PARKING, THERE'S ROOM FOR ONE TO TWO ADDITIONAL PARKING SPOTS, A GARDEN, OR FUTURE DEVELOPMENT, INCLUDING THE POTENTIAL TO BUILD A DETACHED ADU. EASY ACCESS TO RAPIDRIDE TRANSIT, HIGHWAY 99, AND I-5, PLUS SOME OF THE CITY'S BEST RESTAURANTS, CAFÉS, SHOPS, SERVICES, AND KEN'S MARKET JUST STEPS AWAY. DON'T MISS THIS RARE OPPORTUNITY TO OWN A CHARACTER-FILLED HOME IN ONE OF SEATTLE'S MOST DESIRABLE NEIGHBORHOODS!

UNIT 1:	2 BEDROOM BATH
UNIT 2:	1 BEDROOM BATH
LOT SIZE:	4000SF
PARKING	DETACHED GARAGE
MLS#	2560393



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