

# 4524 Montgall Ave

Kansas City, MO 64130

**\$38,000** (Make an Offer)

## Features:

- ✓ 2 Bedrooms plus sun room on top floor
- ✓ 1 bathroom
- ✓ Laundry hookups in basement
- ✓ Unfinished basement
- ✓ Detached one car garage
- ✓ Lot to the North is included
- ✓ New plumbing
- ✓ New Central Heating/Air
- ✓ New Hot Water Heater
- ✓ New bathroom furnishings
- ✓ New Electrical in kitchen
- ✓ Refinished hardwood floors
- ✓ Great early 1900's character
- ✓ Fireplace
- ✓ ADT system installed & ready for service
- ✓ Neighborhood filled with owner/occupants
- ✓ Negotiable price, looking to sell quickly



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