

JUST LISTED!



EXCEPTIONAL WILSONVILLE 1-LEVEL

30825 S.W. FIR AVENUE, WILSONVILLE, OREGON

\$499,900

This beautiful single-story home is located in an excellent neighborhood and offers an open floor plan plus so many features: The quartz kitchen and amazing backyard are just the beginning!

3 Bedrooms, 1 Bathroom
Approx. 1,056 Square Feet
50' x 125' Lot, Spacious Backyard
Home Built in 1976
"Great Room" Concept Floor Plan
Newer Flooring Throughout
California Closets in 2 Bedrooms
Dining Room Slider to Backyard
Bathroom: Tile Tub/Shower Combo
Fully-fenced Backyard

THE KITCHEN:

- ▶ **All Stainless Steel Appliances**
- ▶ **Quartz Counters, Tile Backsplash**
- ▶ **Island with Eating Bar**
- ▶ **Undermount Sink, Disposal**
- ▶ **Soft-close Cabinet Doors**
- ▶ **Fridge Plumbed for Water & Ice**

Ceiling Fan in Primary Bedroom
Primary Bedroom Slider to Backyard
Backyard: Patio, Gazebo, Shed

Attached Single Garage, Keypad
Central A/C via Heat Pump
Electric Furnace & Water Heater
Public Water / Public Sewer
Schools: BFES / Wood / WHS
Easy Commute to Portland, Salem
2025 - 2026 Taxes: \$3,341.75
No Homeowner Association Dues
RMLS #586636995
[More at CERTIFIEDREALTY.COM](https://www.certifiedrealty.com)

Contact Principal Brokers Roy Widing or Bruce Widing at (503) 682-1083



Above information is not guaranteed, but is believed to be accurate.