

***JUST LISTED!***



## ***EXCEPTIONAL WILSONVILLE 1-LEVEL***

**30825 S.W. FIR AVENUE, WILSONVILLE, OREGON**

**\$474,900**

*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.