

# Loyal Heights Living



\$ 789,000



8331 24th Ave NW, Seattle, WA 98117

WEB: [LoyalHeightsLiving.com](http://LoyalHeightsLiving.com)

- » Beds: 4 | Baths: 1 Full, 1 Three-Quarter
- » MLS #: 1547624
- » Single Family | 2,320 ft<sup>2</sup> | Lot: 4,424 ft<sup>2</sup>
- » Picture window, wood-burning fireplace, hardwood floors
- » Great MIL/Airbnb potential with second kitchen
- » New roof, newer windows, re-lined sewer and EQ retrofit
- » Tankless water heater, ductless mini-split system
- » Fully-fenced backyard, close to downtown Ballard and Golden Gardens Park

QR Code



**Phillip Belenky &  
Alex Fotouhi**  
PBNW Homes,  
International  
President's Elite (top  
3%)

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Stay home on wintry nights in this Loyal Heights 1940's charmer. Dreamy features include wood-burning fireplace, picture windows, classic hardwood floors and tons of storage. Spacious and bright living + dining rooms. Multiple cooks in the kitchen- no problem. Three-bedrooms on main level, plus fully-finished basement with additional bedroom (+ second bedroom potential) and fully-functional kitchen. Great MIL/Airbnb potential.

Gather 'round a firepit and enjoy the picturesque fully-fenced backyard and patio. Ample gardening and convenient alley access. No shortage of space for all those extras – surprisingly large garage and multiple large storage areas. 1940s vintage charm surprises throughout: laundry chute, built-in ironing board and more. Systems updated: newer windows, brand-new roof, re-lined sewer, new washer/dryer, updated electrical and plumbing, earthquake retrofit. Built-in surround sound. Energy efficient features include tankless water heater, Daikin ducted-ductless on main level and ductless mini-split system in basement with A/C.

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