

202 HANSEN AVE. • Grainton, Nebraska



\$340,000

Summary: Unlock the serenity of rural living with this exceptional 5 lot property in Grainton, Nebraska. Just seven miles west of Wallace, this home is move in ready with potential for the new owners to make it their own! Step inside and be greeted by beautiful craftsman-style woodwork, a testament to timeless quality and meticulous attention to detail. Built-in bench and cabinets in the entry are both beautiful and useful. The upstairs area is thoughtfully laid out, featuring a fully equipped kitchen, a full bath, and a convenient utility- laundry room with a garden window that would be perfect for plants. A cozy bedroom provides a tranquil retreat, while a dedicated office space is perfect for work-from-home lifestyles or can easily be turned into another bedroom. The side room off the entry offers endless possibilities, whether you envision a playroom, a small gym, or a nursery. Downstairs, discover even more living space with two non-conforming bedrooms, and a full bath. Ample storage ensures that everything has its place, keeping your home organized and clutter-free. For those with hobbies or business ventures, this property is a dream come true. A large, heated, and insulated 24x36 garage just steps from the home provides the perfect space for projects year-round. Across the alley/road a 40x60 fully insulated and partially heated building awaits, complete with partial heat, a bathroom, and upper storage. Imagine the possibilities: a workshop, a studio, or additional storage for all your needs. There is a large shed that has an overhead door that can be used to store lake toys such as a jet ski or kayaks or additional materials for your business. A lovely patio is located off the kitchen perfect for outdoor grilling and entertaining. There is a propane hookup for a gas grill. Steps from that is a nice ground level patio area perfect for a kid's pool or more patio furniture. The playground equipment came from an old school

yard along with a partial tree house slide by the house perfect for kids to play. Grainton itself offers a unique blend of tranquility and convenience. Nestled in a peaceful, rural setting, you'll enjoy the serenity of country living while remaining close to the amenities of nearby Wallace. This property isn't just a house; it's an opportunity to embrace a lifestyle of comfort, space, and endless potential. Whether you're a growing family, a hobbyist, or simply seeking a peaceful retreat, this Grainton gem is ready to fulfill your dreams. Don't let this opportunity pass you by—make this house your dream home today and experience the best of Nebraska living. But consider this: in a world increasingly dominated by digital connectivity and urban sprawl, could a return to rural roots offer a pathway to a more balanced and fulfilling existence? Perhaps the true value of this property lies not just in its physical attributes, but in its potential to reconnect us with the land and with ourselves.

Taxes: \$528.92

Bedrooms: 3

Bathrooms: 2

Square Feet: 1,178

Year Built: 1922



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