



\$ 260,000



13205 Bristol Ave, Grandview, MO 64030

- » Beds: 3 | Baths: 3 Full
- » MLS #: 2620090
- » Single Family | 1,580 ft<sup>2</sup> | Lot: 9,902 ft<sup>2</sup>
- » More Info: [13205BristolAve.IsForSale.com](http://13205BristolAve.IsForSale.com)



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Opportunity is knocking with this ranch home in an established Grandview neighborhood. Offering over 1,500 square feet on the main level, this 3 bedroom, 3 bathroom home has solid bones, a functional layout, vaulted living room with fireplace, attached garage, and a partially finished basement with a 4th non-conforming bedroom ready for additional value-add potential. Situated on a spacious lot with mature trees, the property offers the perfect canvas for a buyer looking to build sweat equity. Comparable updated homes in the area have shown strong upside potential, making this an exciting opportunity to renovate and maximize value. Convenient location near parks, schools, shopping, dining, and highway access. Bring your vision and unlock the possibilities this ranch home has to offer.

