

\$699,950

MLS #2554591



SO MUCH TO LOVE

Whether you're looking for space to garden, park your RVs, pursue hobbies, or gratefully enjoy nature, this property has it all in one exceptional package.



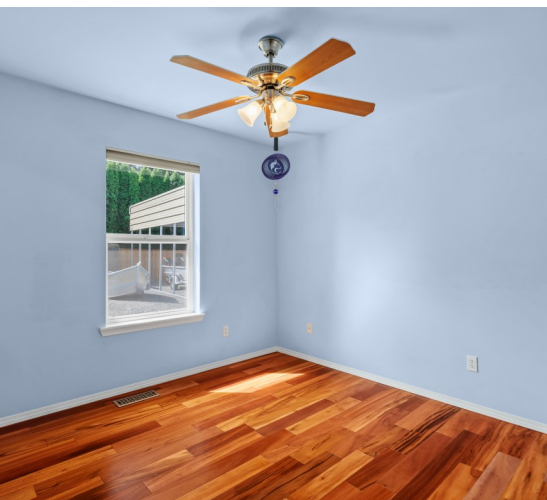


Mindy Hibbard
REAL ESTATE TEAM

- ◆ Year Built 1995
- ◆ 3 Bedrooms/2 Bathrooms
- ◆ Maintenance A+!
- ◆ Tigerwood Hardwood Floors
- ◆ Heat Pump with Air Conditioning
- ◆ RV Parking: Power + Water + Sewer
- ◆ Approx. Livable Footage 1,458 Sq Ft
- ◆ Approx. Lot Size 14,375 Sq Ft



SCAN FOR
VIRTUAL TOUR



RETREAT IN THE HEART OF THE CITY

MLS #2554591

7506 52nd Place NE, Marysville, WA 98270

Your own retreat in the heart of the city! This beautifully maintained rambler offers convenient single-level living on a rare, oversized lot, tucked away in the city off a private road and backing to an NGPA for added privacy and natural surroundings. Inside, you'll find stunning Tigerwood hardwood floors, vaulted ceiling line, and an abundance of windows allowing nature light to pour in. Spacious living room with bay window and freestanding fireplace. Open kitchen with plenty of cabinetry, countertop food preparation space, boasting adjacent dining area and backyard views. Laundry off hallway with Marmoleum by Forbo Flooring Systems. Primary retreat with full bath ensuite and walk in closet. Two additional nicely sized bedrooms share a full bath. Skylights, black out shades, internal fire sprinkler system, and heat pump with air conditioning. So much to love! Quality craftsmanship highlighted by full pine soffits and new fencing in a memorable setting to sit by the seasonal pond, NGPA buffer, and watch nature. Eagles, fawns, rabbits and more. Park-like grounds accented by flowerbed curbing. Yard features a majestic Madrone tree, oodles of blueberry bushes, and established gardens that grew raspberries, peas, rhubarb, onions, potatoes, and more! All ready for your new plantings. Yard offers flexibility with room to work, play, entertain, or expand your outdoor living vision. Large entertaining patio to extend your gatherings outdoors. Bring all your toys with exceptional covered and uncovered RV parking featuring 100 AMP power with 30-amp & 50-amp plugs, water, plus 2 sewer RV dumps. Park up to two Class A motorhomes and one Class B RV simultaneously with room to spare, all behind a freshly stained 13-foot vehicle gate. The low-maintenance vinyl siding and mature landscaping make outdoor upkeep a breeze while creating a warm, inviting setting. A spacious 2-car garage provides additional storage and functionality. This is a unique opportunity to own a large in-city property offering privacy, flexibility, room to grow, or simply invite yourself to slow down. Whether you're looking for space to garden, park your RVs, pursue hobbies, or gratefully enjoy nature, this property has it all in one exceptional package.

Dreams to reality. **Come make it yours!**



Mindy Hibbard
MANAGING BROKER

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RE/MAX

— TOWN CENTER —

