



PRICE REDUCED
\$2,500
 Closing Allowance

\$169,000

314 Edgerton Ave. – Oakley, KS

LEGAL DESCRIPTION: Lots 21, 22, and 23, Block 11, Original town now the City of Oakley, Logan County, KS

Main Level 1,368 sq. ft.

Living Room 19.3x11.3
 Dining Room 11.3x11.4
 Kitchen 10.11x11.5
 Bedroom 1 15.3x11.6
 Bedroom 2 16x11.4
 Bedroom 3 16.4x11.4
 Bathroom Full 4.11x7.11
 Mudroom 5.9x11.6

Basement 1,368 sq. ft.

Living Area 10.11x38.6
 Bedroom 4 14.10x11.5
 Bathroom 3/4 6x7.10
 Utility Room 10.3x10.10
 Workshop 11.1x11.3
 Non-conforming Bedroom 10.5x10.10

Includes: refrigerator, stove, range, microwave, dishwasher, ceiling fans, washer, dryer, 10x6 garden shed, and a 15 ft. above ground swimming pool.

All personal property "AS IS".

The Seller is a Licensed Real Estate Agent in Kansas.

STYLE: Ranch
 AGE: 1948
 LOT SIZE: 130x75=9,750
 GARAGE: 1 car detached

HEAT: Gas/Central
 A/C : Central
 Zoning: Residential
 Construction: Siding/Brick

2025 TAXES: \$3,046.22
 AVG. ELEC. BILL: \$160.04
 Water/Sewer/Refuse \$94.00
 AVG. GAS BILL: \$45.66



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification. Neither seller or information providers shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.



TOM HARRISON, BROKER / AUCTIONEER



HARRISON
 REALTY & AUCTION

785.460.7253 270 N. Franklin Ave. - Colby, KS 67701
785.890.7253 415 E. 17th Street - Goodland, KS 67735

#14567

harrisonra.com



Kristin Vaughn 785.443.0250
kvaughn@harrisonra.com

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ABOUT THE PROPERTY

This well-cared-for property offers a flexible, functional layout with three bedrooms upstairs, plus an additional bedroom and a nonconforming room in the fully finished basement, giving you space to grow, work, or host. With two bathrooms and thoughtful updates throughout, the home blends everyday convenience with timeless charm. One of its standout features is the flexible laundry setup—enjoy main-level laundry in the mudroom or utilize the lower-level option to suit your lifestyle. Throughout the home, built-ins provide both character and functional storage, maximizing space while adding to the home's unique appeal. The finished basement showcases a mid-century vibe, complete with built-in shuffleboard—perfect for entertaining or relaxing evenings at home. You'll also find a dedicated workroom, ideal for hobbies, crafting, woodworking, or a private workspace tailored to your needs. Step outside to a detached garage and utility shed, offering ample storage and workspace. Ideally situated within walking distance to schools, grocery store, library, and hospital. Call/text Kristin today to schedule your tour at 785.443.0250 or 785.460.7253



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