


# Home For Sale by Owner

1324 23rd Avenue Court, East Moline, IL 61244



## \$197,900

 David & Johnna Malnar

 626-224-7014



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**Listing ID: EHV72AN**



## Property Highlights

- Lot Size 8,277 sqft
- Built in 1930
- 1 Story
- 1548 sqft Main
- 2,396 sqft Total
- 3 Bedrooms
- 2.5 Bathrooms
- Finished basement
- Lower Level Laundry
- Walk-in Closet
- Eat-in Kitchen
- Pull-out Shelves
- Tiled Backsplash
- Appliances Included
- Central HVAC
- Radon Mitigation
- Screened-in Porch
- 2.5 Car Garage
- Patio

Spacious 1930 home, perfect for entertaining, located in one of East Moline's most peaceful neighborhoods. Situated conveniently near Butterworth Park and Short Hills Country Club, this 3-bedroom, 2.5-bathroom home is just minutes from schools and shopping. The main floor boasts a living room with a wood-burning fireplace, three bedrooms (including one with an en-suite bathroom), an eat-in kitchen, and a dining room featuring built-in cabinets and French doors that open to a screened porch—ideal for enjoying summer evenings. The basement is an entertainer's dream, complete with a gas fireplace and a beautiful built-in wet bar, offering ample space for friends and family. The laundry room features new flooring, a brand-new shower enclosure, and a utility sink. Additionally, the utility room includes a built-in storage cabinet, and a small room with a toilet completes this level. The property also includes a full attic with walk-up stairs, providing additional storage. The two-and-a-half car garage provides plenty of room for all your needs.

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