

MLS #: S20250682A (Active) List Price: \$249,900 (200 Hits)

2221 W Charles Street Grand Island, NE 68803



Type/Style: Ranch  
Bedrooms: 3  
Full Baths: 2  
Half Baths: 0  
3/4 Bath: 0  
Basement: Yes  
Garage: Yes  
Apx Abv Grnd SqFt: 1067  
Apx Abv Grnd SqFt Range: 1001-1200  
Apx Year Built: 1961  
Apx Age Range: 41-60  
Price Per SQFT: \$234.21

Area: SW  
Subdivision: Ashton Place  
County: Hall  
Zoning:  
Elementary School: Gates  
Junior High School: Westridge  
Senior High School: Grand Island Senior High  
New Construction: No

Lot Dimensions: 51' x 150'	Apx Acres: 0.1750	Waterfront: No
Parcel #: 400010607	Estimated Taxes: 2863.84	Tax Year: 2024
Monthly HOA Dues:	Avg Electric Expense:	Avg Gas Expense:
Listing Conditions:	Flood Zone: No	Home Warranty:
UpplLvSF: 0	MainLvSF: 1067	GrdnLvSF: 0
Bds-U: 0	Bds-M: 2	Bds-L: 0
Bths-U: 0	Bths-M: 1	Bths-L: 0
		Bsmt SF: 1067
		% Fin: 85%
		AbvGrdBd: 2
		AbvGrdBth: 1

	Level	Dimensions		Level	Dimensions
Living Room			Master Bedroom	Main	12'6"x14'4"
Dining Room			Bedroom 2	Main	12'6"x13'
Family Room	Basement	14'3"x25'9"	Bedroom 3		
Kitchen	Main	11'9"x13'	Bedroom 4		
Living/Dining	Main	14'x25'9"	Office/Bonus Rm	Basement	12'x12'6"
Laundry Room	Basement	11.6'x12'10"	Storage Room	Basement	11'6"x12'

**Kitchen:** Electric Range, Dishwasher, Garbage Disposal, Refrigerator, Microwave, Vinyl  
**Living Room:** Carpet  
**Family Room:** Carpet  
**Other Rooms:** None  
**Interior Features:** Garage Door Opener, Water Softener Owned, Smoke Detector, Carbon Monoxide Detector(s)

**Garage Details:** 1 Car, Attached  
**Construction/Exterior Finish:** Vinyl Siding  
**Roof:** Asphalt  
**Water Heater:** Gas  
**Heating/Cooling:** Gas Forced Air  
**Utilities:** Water Connected, Sewer Connected, Natural Gas Connected, Electricity Connected

**Basement Details:** Full, Partially Finished  
**Fireplace:** None  
**Window Coverings:** All  
**Exterior Features:** Storage Shed, Deck  
**Landscaping:** Automatic Sprinkler, Chain Fence, Established Yard  
**Street/Road:** Paved

**Legal:** Ashton Place Lt 6 Blk 5

**Financing Remarks:**

**Directions:**

**Remarks:** This updated ranch-style home offers practical living with plenty of space inside and out and has had lots of updates! Between 2015 and 2019 the kitchen appliances, furnace, a/c, roof and windows were all replaced, the electrical panel was replaced in 2021. This summer the main bath was refreshed and new carpet installed throughout the house. The main level includes two bedrooms, a full bath and a nice living area that flows into the dining space and kitchen. The finished basement adds extra living space with a large family room, 3rd bedroom, laundry room with storage plus an additional storage room. Outside, you'll find a fully fenced backyard with a nice deck and underground sprinklers. The single car attached garage gives access to the attic storage space.

**Agent Remarks:**

<b>Possession:</b> At Closing	<b>Lockbox:</b> Manual
<b>Showing Instructions:</b> Lock Box, Appointment Only	<b>Surveillance System In Use:</b> No
<b>Occupant Type:</b> Owner	<b>Owner:</b>
<b>List Date:</b> 7/10/2025	<b>Owner Phone:</b>
<b>Expire Date:</b> 1/10/2026	<b>Under Contract Date:</b>
<b>Original List Price:</b> \$280,000	<b>Days on Market:</b> 104
<b>Allow AVM:</b> No	<b>Display on Internet:</b> Yes
	<b>Display Address:</b> Yes
	<b>Allow Comments:</b> No

**Listing Office:** Ross Realty (#:184)  
**Main:** (308) 940-0749  
**Fax:**

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