

1307 Edgewood Avenue, Ann Arbor, MI 48103				25028260 Residential Active \$415,000							
 Provided as a courtesy of Kiara Nelson Keller Williams Ann Arbor Mrkt 2144 S. State Street Ann Arbor, MI 48104 Mobile - (734) 732-3844 Kiara@KiaraCan.com 											
County:		Washtenaw		Modifier:		Cross Streets:		Stadium Blvd and Edgewood Ave			
Property Sub-Type:		Single Family Residence		Area:		Ann Arbor/Washtenaw - A		Sub-Area:			
Municipality:		Ann Arbor		Subdivision:				Builder Name:			
List Price/SqFt:		484.81		Auction or For Sale:		For Sale		On-Market Date:		06/14/2025	
Ownership Type:		Private Owned									
New Construction:		No		Construction Status:				Lot Measurement:		Acres	
Lot Acres:		0.14		Lot Square Footage:		5,924		Lot Dimensions:		0	
Year Built:		1943		Road Frontage:		0		Garage Y/N:		Yes	
Garage Spaces:		1		Listing Number Display:				Fireplace:		No	
Total Fireplaces:		0		Income Property:		No		Condo Proj Name:			
Total Rooms AG:		6		Total Fin SqFt All Levels:		856		SqFt Above Grade:		856	
Total Beds Above Grade:		2		Total Bedrooms:		2		Full Baths:		1	
Half Baths:		0		Total Baths:		1		Main Level Primary:		Yes	
Main Level Laundry:				Stories:		1		Basement:		Yes	
School District:		Ann Arbor		Elementary School:				Middle School:			
High School:				# of Outbuildings:				Entry Type:			
Pets Y/N:				Association Contact:				Waterfront:		No	
Body of Water:				Statewide Lakes & Rivers:							
Tax ID #:		09-09-32-225-020		Taxable Value:		188,776		SEV:		203,700	
For Tax Year:		2025		Annual Property Tax:		9,807		Tax Year:		2024	
Homestead %:		100		Spec Assessment & Type:		0		Zoning:			
Sold Price/SqFt:				Status Comments:							
Public Remarks: This delightful one-story brick ranch offers the perfect blend of character, comfort, and convenience—just two blocks from The Big House! Step inside to find gleaming hardwood floors throughout the main living areas and a bright, efficient galley-style kitchen featuring a sunlit breakfast bay that opens onto a spacious rear deck with built-in benches—ideal for relaxing or entertaining. The private backyard is just the right size for pets, gardening, or lawn games, while the full unfinished basement offers abundant storage, a laundry area, and a waterproofing system with a transferable warranty. Enjoy quiet mornings on the inviting front porch or take advantage of the unbeatable location—walking distance to the University of Michigan Stadium, Crisler Center, and Pioneer High School. Directions: Stadium Blvd to North on Edgewood Avenue Legal: LOT 43 OAK CREST SUB											
Waterfront Options: Water Access Y/N: No Access Feat: Accessibility Features: No Laundry Features: In Basement; Laundry Room Upper Rooms: Total Baths Above Grade: 1 Main Rooms: Main Bedrooms: 2; Main Full Baths: 1; Main Half Baths: 0; Main Level SQFT: 856 Lower Rooms: Lower Bedrooms: 0; Lower Full Baths: 0; Lower Half Baths: 0; Lower Finished SQFT: 0; Total Lower SQFT: 0 Basement Rooms: Basement Bedrooms: 0; Basement Full Baths: 0; Basement Half Baths: 0; Basement Finished SQFT: 0; Total Basement SQFT: 775 Exterior Material: Brick Substructure: Full Lot Description: Sidewalk				Sewer: Public Sewer Water: Public Utilities Attached: High-Speed Internet Kitchen Features: Eating Area; Pantry Appliances: Dishwasher; Dryer; Microwave; Oven; Range; Refrigerator; Washer Heat Source: Natural Gas Heat Type: Forced Air Air Conditioning: Central Air Water Heater: Natural Gas				Flooring: Wood Patio and Porch Features: Patio; Porch Parking Features: Detached; Garage Faces Front Architectural Style: Ranch Driveway: Concrete Street Type: Paved; Public Terms Available: Cash; Conventional; FHA; VA Loan Possession: Close Of Escrow Sale Conditions: None			
Room Name	Length	Width	Level	Remarks	Room Name	Length	Width	Level	Remarks		
Kitchen					Primary Bedroom						
Living Room					Bedroom 2						
Bathroom 1											
Latitude:		42.265172				Longitude:		-83.754394			
Days On Market:		1		List Price:		415,000					
LA: Kiara Nelson; (734)732-3844; Kiara@KiaraCan.com LO: Keller Williams Ann Arbor Mrkt; (734)995-9400; FrontDesk145@KW.com					LO: Keller Williams Ann Arbor Mrkt; (734)995-9400; FrontDesk145@KW.com CLO: Keller Williams Ann Arbor Mrkt; (734)995-9400; FrontDesk145@KW.com						