

Property Features

3304 Hill St SE, Albany, OR 97322

MLS# 846448

Style	Bedrooms	Bath	Year Built	SqFt.
Single-Story	2	1	1964	924

Highlights

- Convenient location close to Lafayette Elementary School, Calapooia Middle School, and Draper Park
- Additional street parking and bike lanes right outside your front door
- Open concept layout with an abundance of natural light
- Great curb appeal; home is very well cared for and in excellent condition throughout

Exterior / Front

- Architectural composition shingle roof
- Lap style fiber cement siding all the way around
- Front entry door with transom windows above
- Double pane vinyl insulated windows and sliding door

Interior

- Versatile dining area can also be setup as office space
- Oak hardwood flooring in great condition
- Gas fireplace with brick surround and wood mantel
- Abundant recessed lighting plus updated accent light fixtures
- Sliding glass door to the back deck, in excellent condition
- Painted six-panel doors
- Carpet in the bedrooms

Kitchen

- Stainless steel appliances: Maytag refrigerator; Frigidaire dishwasher, microwave, and oven
- Extra-long kitchen island with built-in power outlets
- Unique solid surface Corian countertops
- Maple cabinetry with excellent storage throughout
- Pantry with ample storage
- Gas cooktop plus built-in oven
- Built-in microwave
- Double sink with garbage disposal and gooseneck faucet

Bedrooms

- Two bedrooms, each with generous closet space
- “Bedroom one” has crown molding, an extra-large closet, and a fully trimmed window; fits a full-size bed with room to spare
- “Bedroom two” fits a queen size bed, features large windows, and ample closet space
- “Bedroom two” also features built-in storage matching the maple kitchen cabinetry

Bathrooms

- One full bathroom, recently updated
- Extra-high vanity with quartz countertop and espresso-stained cabinetry
- Updated brushed nickel light fixtures
- Custom tile shower with river rock floor, oil-rubbed bronze fixtures, and glass enclosure
- Low threshold shower entry for easy access
- Accessibility grab bars

Garage

- 2-car garage with powered openers on both doors
- Drywalled interior
- Exterior access door with windows
- Cabinetry for storage and a great shop space

Backyard / Outdoor

- Wooden deck off the sliding glass door
- Fully fenced backyard
- Mature landscaping including vine maple and Japanese maples
- Shed with storage

Systems & Mechanicals

- Heat pump system installed 2019, providing efficient central heating and cooling
- Honeywell thermostat
- Gas water heater installed 2002
- Murray electrical panel with room for additional circuits
- Attic access near the fireplace
- Crawl space access in the coat closet