

# \$399,000 - 7309 Blessing Avenue, Austin

MLS® #7661893

**\$399,000**

4 Bedroom, 3.00 Bathroom, 1,747 sqft

Residential on 0.18 Acres

Black A K 02, Austin, TX

Brand new remodeled Austin property centrally located! This home was built in 1966 but is like a new house now! New items include: shingle roof, pier & beam foundation leveling, attic insulation, smoke detectors, LED recessed lighting, LED under cabinet lighting, LVP flooring in main areas, carpet in bedrooms, modern ceiling fan with light kit in all bedrooms and living, new electrical service, water heater, doors & hardware, kitchen cabinets, quartz countertops in kitchen & bathrooms, porcelain tile backsplash in kitchen, built-in bookcase in den with porcelain tile, electric fireplace, HVAC & digital thermostat, French doors, landscaping, sod, pavers in backyard, updated detached storage building to match house, subfloor replaced, stainless appliances, dishwasher, refrigerator with ice maker, microwave, disposal, double sink, gas range, stackable washing machine & dryer, vanities & mirrors in bathrooms, tile showers, tub with tiled shower, tile floors in bathrooms, plumbing fixtures, and more! Lots of storage and countertop space in kitchen! Everything was updated! Turn-key property ready to go. Warranties transferable to buyer. New Austin ECAD Audit. Neighborhood is up and coming with some new construction on Blessing and the surrounding streets. Get in now before prices skyrocket. Large front yard and even bigger private backyard with privacy fence and gate. Detached storage building in backyard. Open layout with 4 bedrooms and 3 full bathrooms. 2 living areas, dining area, large



kitchen, & covered tile front porch. Very nice property priced to sell! HOT Property ready for a new owner!

Built in 1966

### **Essential Information**

MLS® #	7661893
Price	\$399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,747
Acres	0.18
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	7309 Blessing Avenue
Area	3
Subdivision	Black A K 02
City	Austin
County	Travis
State	TX
Zip Code	78752

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, See Remarks, Water Connected, Above Ground Utilities
Features	See Remarks, Curbs
Parking	Additional Parking, Driveway, Off Street, Guest, See Remarks
View	Neighborhood
Waterfront	None

### **Interior**

Interior	Carpet, See Remarks, Tile, Vinyl
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Appliances	Dishwasher, Exhaust Fan, Disposal, Gas Range, Gas Water Heater, Ice Maker, Microwave, Plumbed For Ice Maker, Refrigerator, Range Hood, Self Cleaning Oven, See Remarks, Stainless Steel Appliance(s), Vented Exhaust Fan, Built-In Refrigerator, ENERGY STAR Qualified Appliances, Freezer, Gas Oven, Washer/Dryer Stacked
Heating	Central, Electric, Fireplace(s), See Remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Den, Electric
# of Stories	1
Stories	One

## Exterior

Exterior Features	Exterior Steps, Lighting, Private Yard, See Remarks, Private Entrance
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Level, See Remarks, Few Trees
Roof	Composition, Shingle
Construction	Attic/Crawl Hatchway(s) Insulated, Blown-In Insulation, HardiPlank Type, Stone, Low VOC Insulation, See Remarks
Foundation	Pillar/Post/Pier

## School Information

District	Austin ISD
Elementary	Webb Primary
Middle	Dobie (Austin ISD)
High	Northeast Early College

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	104

## Listing Details

Listing Office	Real Broker, LLC
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