

**612 West Sturdivant Street**  
Advance, MO 63730



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**MLS# 24054965**



**\$298,000**

**3 Bedrooms | 3 Bathrooms | 1,805 Sqft**

Introducing a quintessentially charming home, nestled in the heart of Advance. Built in the 1940s, this 3 bed/3bath sprawls over 1,805 square feet. Step inside to find a kitchen boasting custom cabinets and a sociable kitchen island perfect for brunches or buffets. Flowing from the kitchen are not one, but two family rooms, each inviting you to relax or host with ease and style. Why stay indoors when you can step out into your own backyard oasis? Here, a saltwater in-ground pool beckons for a refreshing dip on warm days, surrounded by ample outdoor space. The on-site pool house and a guest house begging for a makeover promise endless potential for creativity and expansion. Abundant space to accommodate both family cars and visitors' vehicles comfortably. Embrace the opportunity to own a home that offers both a nod to the past and a portal to a comfortable, convenient lifestyle. Come see why this house is not just a place to live, but a place to love.



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