

**1916 Eden Way**  
Cape Girardeau, MO 63701



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**MLS# MIS26002697**



**\$294,900**

**3 Bedrooms | 2 Bathrooms | 1,402 Sqft**

Move-in ready and full of potential, this well-maintained 3-bedroom, 2-bath ranch in the Blanchard Elementary School District is an ideal opportunity for first-time homebuyers looking for comfort, affordability, and long-term equity. The functional single-level floor plan offers easy everyday living with inviting living spaces and flexible bedrooms suitable for a growing household, home office, or guests. Conveniently located in Cape Girardeau with quick access to shopping, dining, medical facilities, parks, and major roadways, this home delivers both practicality and peace of mind. The full unfinished basement provides an excellent opportunity to expand living space over time perfect for adding a family room, extra bedroom, or recreational area allowing buyers to build equity while customizing the home to their needs. With its move-in-ready condition and potential for low monthly payments, this property is expected to qualify for most government-backed financing options, (subject to lender approval), making homeownership more attainable. Whether you're purchasing your first home or looking for a smart investment in a desirable school district, this home offers value today and growth for the future.



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