

**107 N Dougan Ave  
Chamberlain SD 57325**

**Listing Price  
\$285,000**

Age: 1965 New basement poured in 1996 w/drain tile & sewer lift  
1998 8x10 addition  
Lot Size: 70 x 142  
Main floor sq': 1230 sq'  
Lower level: 1230 w/1130 sq' fin.  
Bedrooms: 2 Baths: 2  
Laundry: Main floor off rear entry  
Legal: N ½ Lot 1 Blk 15 Gladstone Add.  
Oacoma Town Lyman County

Heating: Forced Air  
Propane– Burke Oil leased tank  
Central Air : Yes  
Marathon Water Htr-2016  
Parking: Street with large side yard area  
Siding: Vinyl Roof: Asphalt shingles 2020  
2023 taxes: \$1342.14  
City Water & Sewer: \$80/month  
Electricity Average:



Anytime of year, the roads and walk paths along the Missouri River will offer a quiet and peaceful stroll, so living just two blocks from the Missouri could give you what you've been missing in your next home. In your home search, you will need to check out this nice 2 bedroom home and with 2 bonus rooms, a large bathroom and family room in the basement, your friends and guests will be sure to have room to spread out. On the main floor, a large eat-in kitchen will serve the holiday gatherings and in a few quick steps those gatherings can move to the large backyard deck. Main floor laundry has two large closets and is located off the rear entry and kitchen area. Living room has neutral carpeting and a small office area has been built without taking away from the living room. Master bedroom has a nice size walk-in closet. This home has plenty of area for a future garage/shop. Call for your appointment today. Move in condition with all appliances remaining.

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**CHAMBERLAIN  
REAL ESTATE  
PROFESSIONALS**



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