\$269,000 - 4608 Acers Ln, Austin

MLS® #5884476

\$269,000

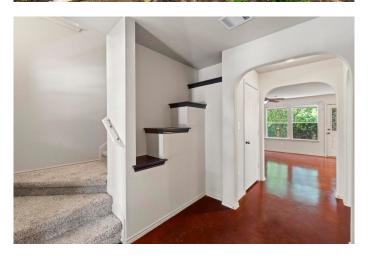
3 Bedroom, 3.00 Bathroom, 1,626 sqft Residential on 0.13 Acres

Austins Colony Sec 6A, Austin, TX

Charming 2-story home in Austin's 78725 zip code, offering a serene retreat surrounded by towering trees and the sweet scent of fresh figs. With a recent roof (2022) and HVAC system (2023), this pre-inspected home is ready for its next chapter. The backyard boasts a delightful fig tree, perfect for enjoying fresh fruit or relaxing in the shade. As you step inside, you'll notice the functional open layout on the main level, complete with high ceilings and stained concrete flooring throughout. The bright and airy living room invites you to linger, with a ceiling fan and direct access to the patio and fully fenced backyard â€" great for outdoor dining or simply soaking up the sunshine. The dining area flows seamlessly into the kitchen and living area, making it perfect for everyday meals and gatherings. The kitchen features a bar, laminate countertops, a pantry, fridge, and windows that let in plenty of natural light. A convenient flex space and half bath round out the main level. Upstairs, the three bedrooms await, including a serene primary bedroom with a high ceiling, elegant light fixture, and ceiling fan. The en-suite bathroom includes a long vanity, deep soaking tub, separate walk-in shower, and a walk-in closet. The two secondary bedrooms each feature a ceiling fan and walk-in closet, providing ample space for rest and relaxation. The laundry room is conveniently located upstairs, making it easy to tackle household chores. The neighborhood is a haven for outdoor enthusiasts, with a park, playground, pool, and trails waiting to be







explored. This home is eligible for USDA Zero Down Loans, making it more accessible than ever. Plus, with estimated rental income of \$1,895, it's a savvy investment choice for those looking to diversify their portfolio.

Built in 2006

Essential Information

MLS® # 5884476 Price \$269,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,626 Acres 0.13 Year Built 2006

Type Residential

Sub-Type Single Family Residence

Status Active

Water Feature/View

View None

Community Information

Address 4608 Acers Ln

Area 5E

Subdivision Austins Colony Sec 6A

City Austin
County Travis
State TX

Zip Code 78725

Amenities

Utilities Cable Available, Electricity Available, Natural Gas Available, Sewer

Available, Water Available

Features Community Mailbox, Curbs, Playground, Park, Pool, Street Lights,

Sidewalks, Trails/Paths

Parking Concrete, Door-Single, Driveway, Garage

Interior

Interior Carpet, Vinyl, Concrete

Appliances Dryer, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water

Heater, Oven, Range, Refrigerator, Washer, Water Softener Owned

Heating Central, Electric

of Stories 2
Stories Two

Exterior

Exterior Features Private Yard, No Exterior Steps

Lot Description Back Yard, Front Yard, Interior Lot, Many Trees

Roof Composition

Construction HardiPlank Type, Stone Veneer, Wood Siding

Foundation Slab

School Information

District Del Valle ISD

Elementary Hornsby-Dunlap

Middle Dailey
High Del Valle

Additional Information

Date Listed June 18th, 2025

Days on Website 122
Days on Market 106
HOA Fees 25

HOA Fees Freq. Monthly

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