

\$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 – 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
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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
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Interior

Interior	Carpet, Vinyl, Concrete
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Appliances	Dryer, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Oven, Range, Refrigerator, Washer, Water Softener Owned
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Heating	Central, Electric
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# of Stories	2
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Stories	Two
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Exterior

Exterior Features	Private Yard, No Exterior Steps
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Lot Description	Back Yard, Front Yard, Interior Lot, Many Trees
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Roof	Composition
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Construction	HardiPlank Type, Stone Veneer, Wood Siding
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Foundation	Slab
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School Information

District	Del Valle ISD
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Elementary	Hornsby-Dunlap
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Middle	Dailey
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High	Del Valle
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Additional Information

Date Listed	June 18th, 2025
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Days on Website	122
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Days on Market	106
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HOA Fees	25
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HOA Fees Freq.	Monthly
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