

\$1,899,000 - 2203 Lindell Ave, Austin

MLS® #8092143

\$1,899,000

3 Bedroom, 3.00 Bathroom, 1,943 sqft

Residential on 0.30 Acres

La Prelle Place, Austin, TX

This amazing, rare gem can now be yours. Located at the corner of South Congress Avenue and West Live Oak Street, the location can't be beat with an incredible Walk Score of 92, a true "Walker's Paradise". On nearly one-third of an acre, the existing residence constructed in 2006 offers three bedrooms, two- and one-half baths, office, dining room, living room, a sizable studio loft above the garage, and is complete with a wraparound porch on two sides. Live in the main house and use the studio loft with its own entrance as a private guest quarter or use it for short term rentals right on South Congress (pending permitting). If you're looking for development opportunities, you have found the best location available with the possibility of up to six units. (Buyer to verify) Whether you live in the current residence or develop the lot to its full potential, this property offers a ton of opportunity!

Built in 2006

Essential Information

MLS® #	8092143
Price	\$1,899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,943
Acres	0.30
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	None
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Community Information

Address	2203 Lindell Ave
Area	6
Subdivision	La Prella Place
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None, Curbs
Parking	Attached, Door-Multi, Garage, Gated, Garage Faces Rear
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater
Heating	Central
# of Fireplaces	2
Fireplaces	Primary Bedroom, Dining Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Rain Gutters
Lot Description	Corner Lot, City Lot, Level, Many Trees, Trees Medium Size
Roof	Composition

Construction	Stone, Stucco, Wood Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis

Additional Information

Date Listed	May 2nd, 2025
Days on Website	167
Days on Market	1

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