

Charming Home Just Minutes from OU
415 S 4th Ave
Purcell, OK 73080

\$124,900
0.020± Acres
McClain County



**Charming Home Just Minutes from OU
Purcell, OK / McClain County**

SUMMARY

Address

415 S 4th Ave

City, State Zip

Purcell, OK 73080

County

McClain County

Type

Residential Property

Latitude / Longitude

35.008466 / -97.364971

Dwelling Square Feet

776

Bedrooms / Bathrooms

2 / 1

Acreage

0.020

Price

\$124,900

Property Website

<https://clearchoicera.com/property/charming-home-just-minutes-from-ou-mcclain-oklahoma/112209/>



Charming Home Just Minutes from OU Purcell, OK / McClain County

PROPERTY DESCRIPTION

Charming Home Just Minutes from OU - Perfect Starter Home or Investment Opportunity!

Conveniently located just **20 minutes from the University of Oklahoma campus**, this charming **2-bedroom, 1-bathroom** home offers comfort, convenience, and excellent value. With **776 square feet** of living space, it's the perfect fit for a first-time homebuyer, college student, or investor looking to add to their portfolio.

Recent **new windows** provide improved energy efficiency and natural light throughout the home. Situated in a **quiet, established neighborhood**, you'll enjoy peaceful living while remaining close to shopping, dining, schools, and all the amenities the Norman area has to offer.

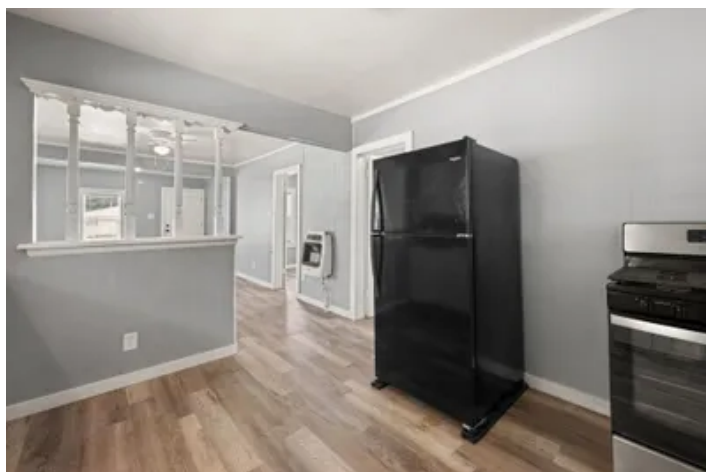
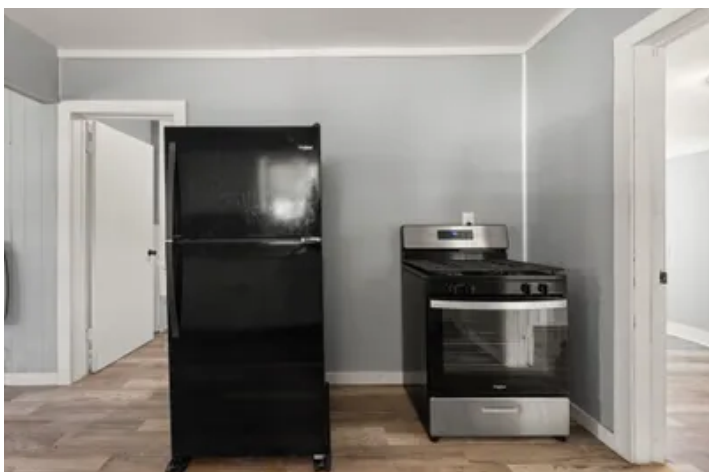
Even better, **all appliances stay**, making this home truly move-in ready.

Property Highlights:

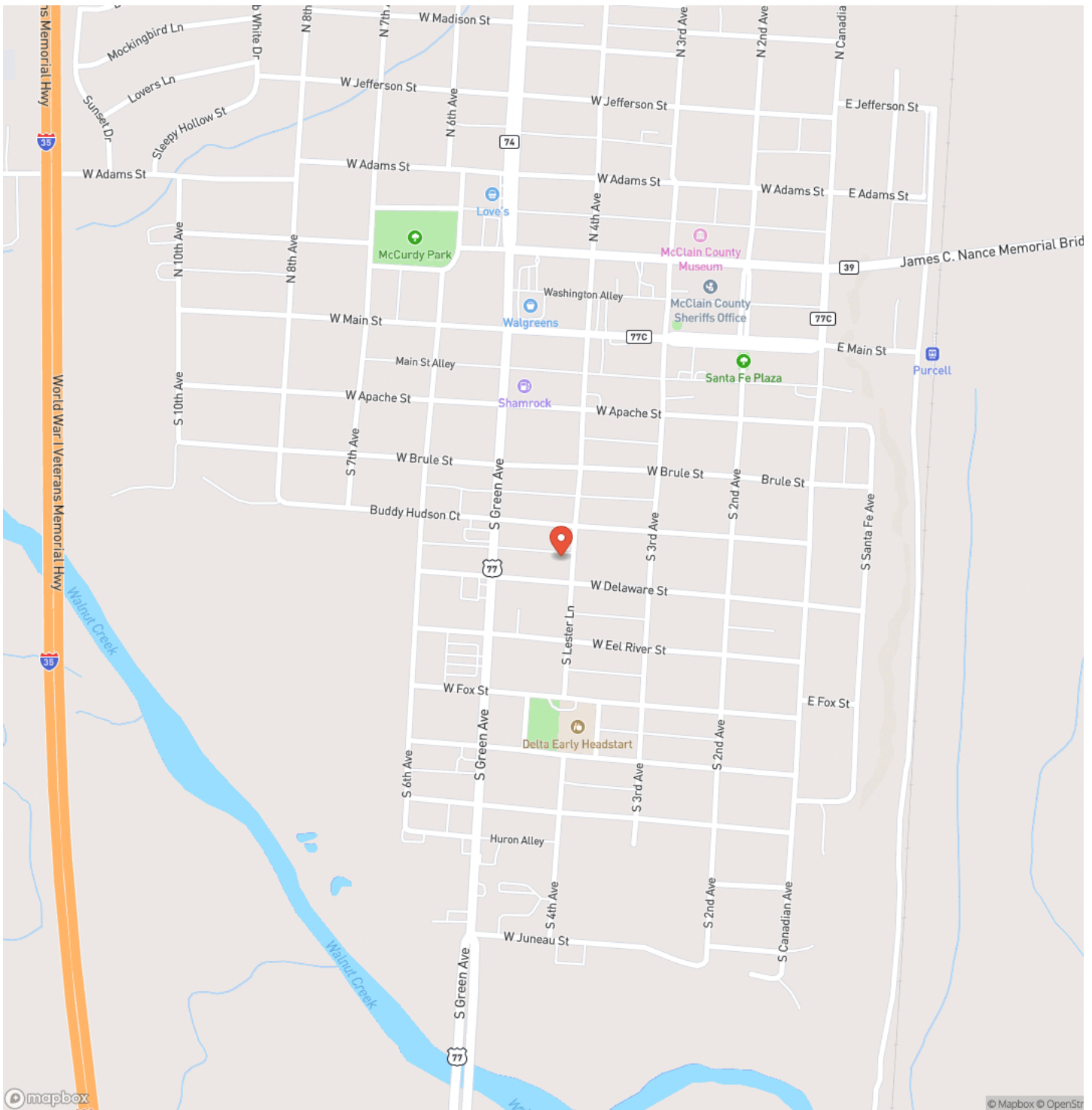
- Just 20 minutes from the OU campus
- 2 Bedrooms
- 1 Bathroom
- 776 Sq. Ft.
- New windows
- Quiet neighborhood
- All appliances included
- Ideal for a first-time homebuyer or investment property

Don't miss this affordable opportunity to own a well-maintained home in a great location!

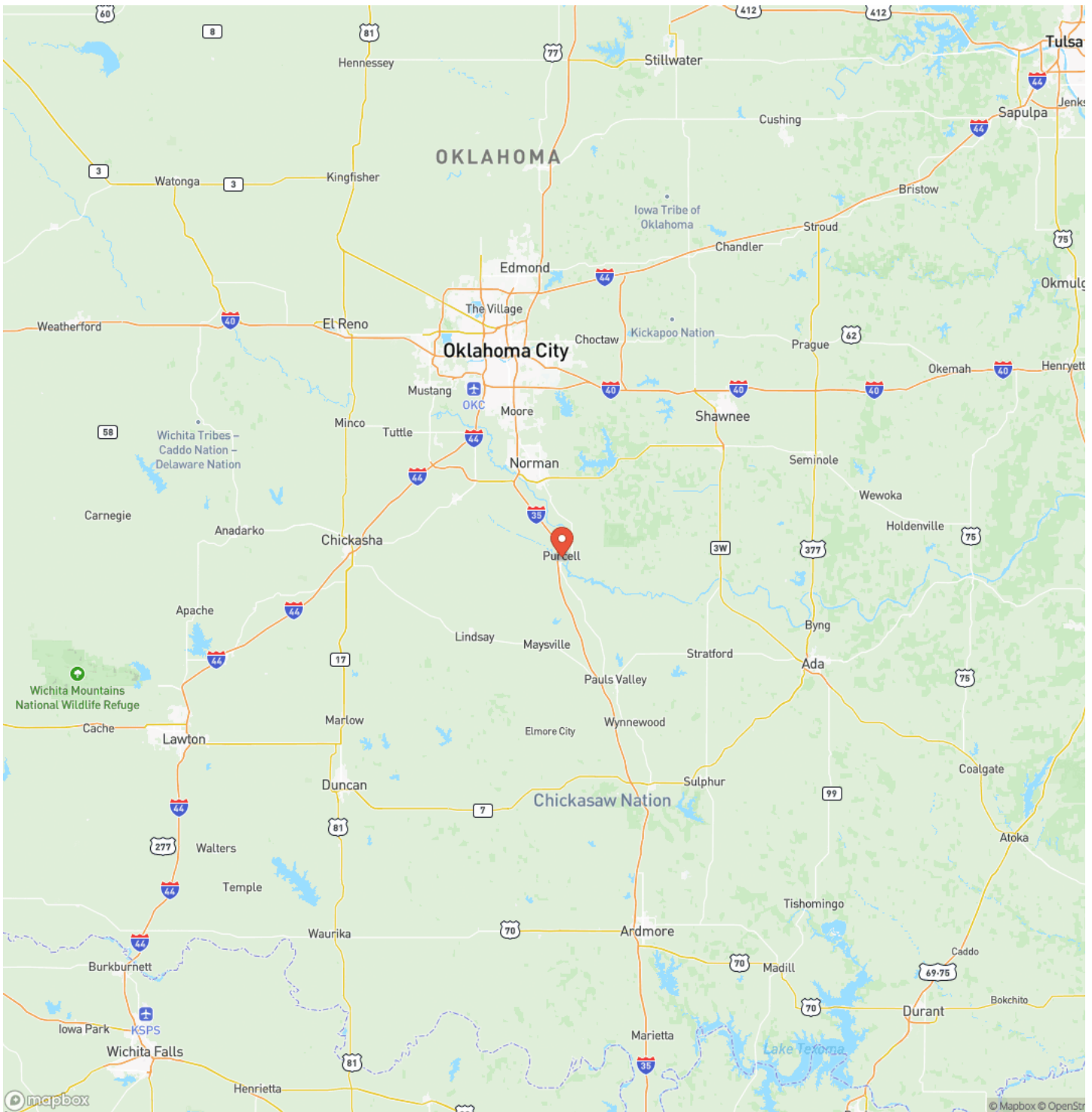
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Purcell, OK / McClain County**



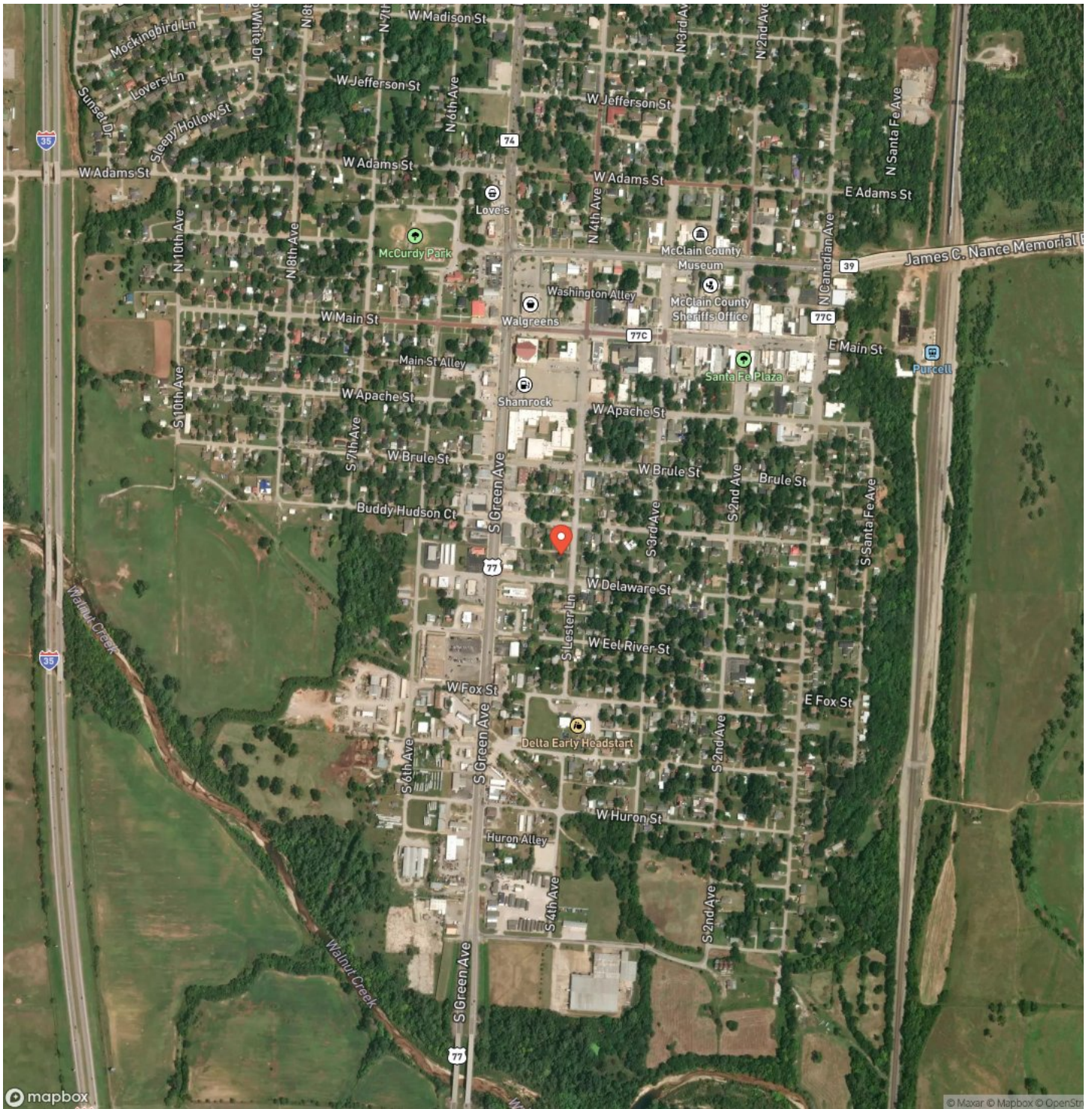
Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:

<https://clearchoicera.com/>

Charming Home Just Minutes from OU Purcell, OK / McClain County

LISTING REPRESENTATIVE

For more information contact:



Representative

Eric Lynch

Mobile

(405) 203-8353

Email

eric@clearchoicera.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Clear Choice Realty & Auction LP
P.O. Box 40
Minco, OK 73059
(405) 406-5235
<https://clearchoicera.com/>
