

309 S Franklin St, Elk Point, SD

\$404,500

Listing 832746 – Elk Point, SD – Residential



Bedrooms	5
Bathrooms	4
Acres	0.31 acres(s)
Total Sq Foot	2832 sq ft
Garage Type	Attached,Detached,Multiple
Garage Spaces	2
Year Built	1968
Taxes	\$4268
Style	Ranch

Check out this large ranch style home just a block from the Elk Point Jefferson School and across the street from the city park! Walk in to the front door to a large living room with a gas fireplace, large picture window and sharing an open concept with the kitchen and dining. Tile floors run throughout the dining and kitchen. The kitchen has tons of cabinet and countertop space as well as a large peninsula. The dining has a pantry/closet and a slider to the large concrete patio. Two good sized bedrooms share a full bath. The master bedroom has loads of natural light, ceiling fan, carpet, large double closet and a master bath. The laundry also resides on the main with a storage closet, wash sink and a 3/4 shower. This shower is conveniently placed just off the back door to a patio ready for a hot tub! The main floor has a 4th bedroom that would also be perfect for an office, craft or TV room. Downstairs has a large family room with dry bar and a gas fireplace. The basement has a bedroom with egress, a den used as a bedroom and a 3/4 bath. Don't forget about the mechanical components of this home including a geothermal heating and cooling system creating minimal utility bills year around. The backyard is an oasis of its own with a large patio, mature trees and landscaping, natural gas firepit, and a privacy fence! The house has an attached two stall garage with room for a workbench. The roof was replaced in 2024. Don't wait on this one!

Please visit website for more information.

Directions

From Main Street head south on Franklin Street 3 blocks. House is on the left.



Troy Donnelly
Broker/Owner
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Residential
832746

309 S Franklin St
Elk Point, SD 57025

\$404,500



House Style:	Ranch	Total Bedrooms:	5
County:	Union	Total Baths:	4
MLS Area:		Year Built:	1968
Region:	Surrounding Areas/Other Areas	Ownership:	Single Family
Elem School:	Elk Point	Acres:	0.31
Mid/Jr School:	Elk Point	Lot Size:	13300
Sr High School:	Elk Point	Garage Stalls:	2
Garage Type:	Attached,Detached,Multiple	Garage SqFt:	540
Total SF:	2832	Below Grade SF:	1560
Main SF:	1659	Finished BG SF:	1173
Above Grade SF:	1659	Unfin. BG SF:	387
Fireplace No.:	2	Fire Fuel Type:	Gas
Basement:	Block,Finished,Full	New Construction:	No

Comments: Check out this large ranch style home just a block from the Elk Point Jefferson School and across the street from the city park! Walk in to the front door to a large living room with a gas fireplace, large...

Directions: From Main Street head south on Franklin Street 3 blocks. House is on the left.

Included: water softener, blinds

Not Included:

FEATURES

Property Feat.: Fenced Yard,Landscaping,Level Lot,Trees

Amenities: Brick Accent,Computer Area,Eat-in Kitchen,Fireplace,Garage Door Opener,Hot Tub,Main Floor Laundry,Master Bath,Oversized Garage,Patio,Smoke Detector,Workshop

Accptbl Financ: Cash,Conventional,FHA,VA

Exterior: Brick,Vinyl

Roof: Shingle

Interior Trim:

Driveway: Concrete

Sewer Type: City

Water Type: City

Heat Type: Geo Thermo

Fuel: Electric,Natural Gas

A/C Type: Geo Thermo

Water Softener: Included

Name	Floor	Size	Description
Living	Main	19'9X12'7	carpet, gas fireplace, open to kitchen/dining, large window
Dining	Main	12'9X10'3	tile floor, slider to large concrete patio, pantry/closet
Kitchen	Main	18'2X12'4	tile floor, lots of cabinet storage, tile backsplash
Bedroom	Main	11'3X10'9	carpet, double closet, ceiling fan
Full Bath	Main	7'2X12'4	tile floor, double vanity, lots of storage
Bedroom	Main	13'7X9'8	carpet, lots of natural light, double closet
Master	Main	12'5X14	carpet, double closet, master bath
3/4 Bath	Main	4'1X9'10	tile floor, step in shower
Laundry	Main	11'5X9'3	vinyl plank floor, shower, wash sink, closet
Bedroom	Main	12'4X9'7	bedroom, office, craft or TV room, ceiling fan
3/4 Bath	Basement	3'10X8'1	vinyl plank floor, shower
Family	Basement	26'8X24'4	bar area, fireplace, carpet
Bedroom	Basement	13'9X14	vinyl plank floor, closet, egress
Den	Basement	12X13'9	carpet, closet, no egress, used as a bedroom

Parcel: 03.02.13.1035	Assessments:	Assessed Value: \$	To Be Built:
Terms:		Possession: Close	
Frontage Ft:	Depth Ft:	Rented: No	Mthly Rental Inc.:
Gross Taxes: 4268	Tax Year: 2025	Tax Class:	Zoning: R-1
Assoc. Fee:	Avg. Utilities: \$	Flood Insurance: Not Required	Abstract Location:

Legal Description: S2/3 OF ESTRLY 33? OF LOT 10 & S2/3 OF 11 & 12 BLK 13 WIXSON'S ADD E P CITY, Union County, SD

PREPARED BY



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Provided by Herrity & Associates Real Estate – 109 W Main – PO Box 472 – Elk Point, SD 57025