

# \$417,000 - 17031 W Butler Avenue, Waddell

MLS® #6840517

## \$417,000

3 Bedroom, 2.00 Bathroom, 1,579 sqft  
Residential on 0 Acres

### NORTHERN FARMS, Waddell, AZ

Located in Northern Farms this Madera model offers a blend of modern living and natural beauty. With three spacious bedrooms, it features an open floor plan perfect for entertaining, along with a flex room that can be tailored to your needs. The home includes upgrades such as premium flooring, stylish cabinetry, and high-end countertops, adding sophistication to every room. An optional covered patio provides a great outdoor space, and a two-car garage offers ample parking. The home is situated near employment opportunities, natural scenery, and attractions like State Farm Stadium and Surprise Stadium. This Madera model is designed to enhance your lifestyle with modern amenities and personalized touches, making it an ideal choice for families and individuals alike.

Built in 2024

### Essential Information

MLS® #	6840517
Price	\$417,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,579
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence



Status Active

### Community Information

Address 17031 W Butler Avenue  
Subdivision NORTHERN FARMS  
City Waddell  
County Maricopa  
State AZ  
Zip Code 85355

### Amenities

Utilities APS  
Parking Spaces 4  
Parking Garage Door Opener  
# of Garages 2  
View Mountain(s)  
Pool None

### Interior

Interior Features High Speed Internet, Double Vanity, Eat-in Kitchen, Breakfast Bar, Soft Water Loop, Kitchen Island, Pantry, 3/4 Bath Master Bdrm  
Heating Electric, Ceiling  
Cooling Central Air, Ceiling Fan(s)  
Fireplaces None  
# of Stories 1

### Exterior

Lot Description Desert Front, Dirt Back  
Windows Dual Pane, Vinyl Frame  
Roof Tile  
Construction Stucco, Wood Frame, Painted

### School Information

District Dysart Unified District  
Elementary Mountain View  
Middle Mountain View  
High Shadow Ridge High School

### Listing Details

Listing Office Weichert Realtors - Upraise

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