

# \$254,888 - 9506 Shimla Drive, Killeen

MLS® #550239

## \$254,888

3 Bedroom, 2.00 Bathroom, 1,651 sqft  
Residential on 0.12 Acres

Yowell Ranch Ph Two, Killeen, Texas

New Architectural Shingle Roof with Impact Resistance!

Welcome to your new home in Yowell Ranch!

This charming property boasts 3 bedrooms and 2 bathrooms, perfect for comfortable living. Enjoy beautiful wood-look tile in the kitchen, living room, and bedrooms, adding elegance and durability throughout.

The inclusion of walk-in closets ensures plenty of storage for your belongings, keeping everything organized and easily accessible. Step into the kitchen and you'll find granite countertops and stainless steel appliances. These modern features make meal preparation a breeze while adding a touch of sophistication to the space. The open layout seamlessly connects the living room, kitchen, and dining area, creating the perfect setting for gatherings with friends and family.

Outside, the big backyard offers endless possibilities for outdoor activities and relaxation. Whether you're hosting a barbecue or enjoying a quiet evening under the stars, this expansive outdoor space is sure to become a favorite spot.

The community pool, basketball court, and playground are just a few minutes' walk down the street! Enjoy access to the park, walking trails, and more. All appliances convey, making your move-in process even easier.



Located just minutes from Ft. Cavazos and a short drive to Temple, Waco, and Austin, this home combines the tranquility of suburban living with easy access to urban amenities and attractions. It's the perfect place to call home for anyone looking for comfort, convenience, and modern living

Built in 2012

### Essential Information

MLS® #	550239
Price	\$254,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,651
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

### Community Information

Address	9506 Shimla Drive
Subdivision	Yowell Ranch Ph Two
City	Killeen
County	Bell
State	Texas
Zip Code	76542

### Amenities

Utilities	Trash Collection Public
Features	Basketball Court, Other, Playground, See Remarks, Community Pool, Sidewalks, Park, Trails/Paths
Parking	Attached, Garage
# of Garages	2

View None

### **Interior**

Interior Ceramic Tile, Tile

Appliances Dishwasher, Electric Range, Electric Water Heater, Disposal, Refrigerator, Water Heater, Some Electric Appliances, Microwave, Range

Heating Central, Electric

Cooling Central Air, Electric, 1 Unit

Fireplaces None

# of Stories 1

Stories One

### **Exterior**

Exterior Features Covered Patio, Porch

Roof Composition, Shingle

Construction Brick, Masonry, Stone Veneer

Foundation Slab

### **School Information**

District Killeen ISD

Elementary Alice W. Douse Elementary School

Middle Patterson Middle School

High Ellison High School

### **Additional Information**

Date Listed July 13th, 2024

Days on Market 3

HOA Fees 360

HOA Fees Freq. Annually

### **Listing Details**

Listing Office Isaac Schlabach

The information being provided by the Central Texas MLS is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.