

\$305,000 - 2455 Duncan Drive, Niceville

MLS® #983062

\$305,000

3 Bedroom, 2.00 Bathroom, 1,851 sqft

Detached Single Family on 0.26 Acres

EDGE WATER VILLAGE, Niceville, FL

Discover the potential in this charming 1974 single-story ranch home located in one of Niceville's most desirable areas, just minutes from Rocky Bayou and the Bay!

Offering 3 bedrooms, 2 baths, and approximately 1,851 sq. ft. (including a heated/cooled enclosed Florida room), this well-maintained home is ready for your personal touch. Inside, you'll find original features throughout, crown molding, and abundant natural light streaming through floor-to-ceiling windows. A floor-to-ceiling brick wood-burning fireplace with a raised hearth serves as the focal point of the living room, creating a cozy gathering space.

The kitchen includes a smooth-top range, dishwasher, and classic Formica countertops, with an adjacent indoor laundry room that offers cabinet storage and room for a freezer or second refrigerator. The enclosed Florida room overlooks a private backyard, perfect for relaxing or entertaining.

Practical updates include copper wiring, a new hot water heater (approx. 3-4 years old) and 2019 HVAC. The 2-car garage provides ample storage, and the single-level layout adds convenience.

With solid bones and a prime location, this home offers endless possibilities for updates and customization, whether you refresh the original finishes or embark on a full renovation.

Built in 1974



Essential Information

MLS® #	983062
Sold Price	\$305,000
List Price	\$300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,851
Acres	0.26
Year Built	1974
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Ranch
Status	Sold

Community Information

Address	2455 Duncan Drive
Area	13 - Niceville
Subdivision	EDGE WATER VILLAGE
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Public Sewer, Public Water
-----------	----------------------------

Interior

Interior Features	Fireplace
Appliances	Dishwasher, Electric Water Heater
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Private Yard
Lot Description	Interior Lot, Level, Within 1/2 Mile to Water
Roof	Shingle
Construction	Brick

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	396
Zoning	Resid Single Family

Listing Details

Listing Office	EXP Realty LLC
----------------	----------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved.

Listing information last updated on September 13th, 2026 at 6:07am CDT