

\$449,900 - 807 A S Cedar Avenue, Niceville

MLS® #1005252

\$449,900

4 Bedroom, 2.00 Bathroom, 1,918 sqft

Detached Single Family

Cedar Ave, Niceville, FL

Conveniently located in the heart of Niceville, this beautifully designed 4-bedroom, 2-bath home offers an open-concept layout with spacious living, dining, and kitchen areas perfect for everyday living and entertaining. The kitchen features quartz countertops, solid wood soft-close cabinetry, and a GE stainless steel appliance package, including the refrigerator. A split-bedroom floor plan provides added privacy, with the primary suite offering a walk-in closet and direct access to the laundry room. Additional bedrooms provide flexible space for family, guests, or a home office. Step outside to enjoy the fenced backyard and full sprinkler system. This will be a short sale and is subject to bank approval.

Built in 2025

Essential Information

MLS® #	1005252
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,918
Year Built	2025
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active



Community Information

Address	807 A S Cedar Avenue
Area	13 - Niceville
Subdivision	Cedar Ave
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Garage
# of Garages	2

Interior

Interior Features	Tray Ceiling(s), Kitchen Island, Pantry, Pull Down Stairs, Split Bedroom
Appliances	Dishwasher, Disposal, Microwave, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Private Yard, Sprinkler System
Lot Description	Bulkhead/Seawall, Interior Lot
Windows	Double Pane Windows
Roof	Shingle
Construction	Brick
Foundation	Slab

School Information

Elementary	Edge
Middle	Ruckel
High	Niceville

Additional Information

Zoning	City, Resid Single Family
Short Sale	Yes

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. Vendors Member Number : 28325
Listing information last updated on September 1st, 2026 at 4:37am CDT