

# \$805,000 - 624 Montgomery Avenue, Ventura

MLS® #225004176

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## \$805,000

4 Bedroom, 2.00 Bathroom, 1,534 sqft  
Residential on 0 Acres

Edgemont 1 - 142901, Ventura,

First time on the market, well loved, 4 bedroom, 2 bath home in the desirable Edgemont tract of Ventura. Newer oven in the kitchen with plantation shutters, tile counters and beautiful wood-like plank flooring that continues in the dining area and entry hall. Large living room with fireplace and dual pane slider to backyard Dual pane windows throughout the home. Full bath centrally located to serve 3 bedrooms, Primary en-suite bedroom with 2 closets side by side and upgraded bath. 2 car garage with direct access to kitchen. The garage boasts overhead storage, washer & dryer hook-ups and a Coleman workbench and cabinets. Drought tolerant backyard with interlocking pavers and artificial turf. Newer HVAC and main line sewer, the corner lot offers a unique potential to add a backyard 10'x15' ADU (buyer to verify). Coastal living at it's best! This home is also close to the Ventura Aquatic Center and Community Park. Chumash Park, The Beach, The Collection, Downtown Ventura, Channel Islands Marina and the Ventura Marina are all just a short drive away.



Built in 1964

## Essential Information

MLS® #	225004176
Price	\$805,000
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,534
Acres	0.16
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Peter Daradics
Listing Office	Century 21 Masters

### **Community Information**

Address	624 Montgomery Avenue
Area	699 - Not Defined
Subdivision	Edgemont 1 - 142901
City	Ventura
County	Ventura
Zip Code	93004

### **Amenities**

Parking Spaces	2
Parking	Driveway, Garage, Garage Door Opener, Door-Single, Storage
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, Door-Single, Storage
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Corner Lot, Lawn, Sprinkler System, Near Park, Paved
Windows	Double Pane Windows, Plantation Shutters
Roof	Asphalt
Construction	Stucco

### **Interior**

Interior	Carpet, Wood
Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Attic
Appliances	Dishwasher, Electric Cooktop, Gas Water Heater, Refrigerator, Range Hood,

	Vented Exhaust Fan
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Decorative, Free Standing, Gas Starter, Raised Hearth
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	11
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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