

# \$1,494,000 - 4594 47th St, San Diego

MLS® #250021831SD

**\$1,494,000**

3 Bedroom, 3.00 Bathroom, 1,411 sqft

Residential on 0 Acres

Talmadge, San Diego,

On a corner lot on 47th St sits one of the more prominent jewels of Talmadge—a historically designated neighborhood known for its protected character and rising property values. This fully renovated single-story home honors its 1930s craftsmanship while incorporating high-end modern upgrades, creating potential property tax savings of up to 75% using the Mills Act. Original hardwood floors lay the foundation for the home's character. The kitchen features wood cabinetry, durable porcelain countertops that withstand heat, stains, & scratches, an appliance garage, and a hidden dishwashing area to keep messes out of sight. With 3 beds and 3 FULL baths, everyone gets their own shower. The primary suite boasts 2 closets and private patio access. A separate wing with a private entrance, bedroom, and full bath offers flexibility for guests, a home office, or multigenerational living. Evenings in the dining room glow with warm hues from the sunset, casting golden light into the home. The spacious indoor laundry room provides ample storage making daily tasks effortless. The large, flat lot features a built-in stone fire pit with seating, a new irrigation system, and a spacious 2-car garage. Enjoy peace of mind with brand-new plumbing, electrical, HVAC, and a solid foundation. Less than 15 minutes from the Gaslamp Quarter, Balboa Park, and beaches, yet tucked into a walkable, tree-lined enclave, this home is a perfect balance of urban access and neighborhood charm.



It's bold, historic, designed for someone who appreciates the past while embracing the future, and can now be yours!

Built in 1939

## Essential Information

MLS® #	250021831SD
Price	\$1,494,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,411
Acres	0.00
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Travis Berglund
Listing Office	Team Z Realty

## Community Information

Address	4594 47th St
Area	92115 - San Diego
Subdivision	Talmadge
City	San Diego
County	San Diego
Zip Code	92115

## Amenities

Parking Spaces	4
Parking	Driveway
# of Garages	2
Garages	Driveway
Pool	None

## Exterior

Exterior	Unknown
Roof	Asphalt

Construction

Unknown

## Interior

Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Utility Room
Appliances	Dishwasher, Gas Cooking, Gas Cooktop, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Ice Maker
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	1
Stories	One

## Additional Information

Date Listed	March 18th, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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