

# \$775,000 - 4482 47th St, San Diego

MLS® #250023919SD

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## \$775,000

2 Bedroom, 1.00 Bathroom, 952 sqft  
Residential on 0 Acres

San Diego, San Diego,

Presenting an investor special full of possibilities! If you are an individual or company that specializes in - better yet, thrives in - resurrecting homes for a second life, weâ€™ve got the ideal project for you! The property has an excellent location at the entrance to Talmadge, one of San Diegoâ€™s favorite Mid-City Villages. The home has an understated midcentury curb appeal which can be transformed into a highly sought after Talmadge Jewel. The property boasts a huge lot spanning across the small ravine. The possibilities are numerous if the imagination is onboard. The home itself has a smart structure that lends itself to open concept transformation. There is significant deferred maintenance, but the â€œbonesâ€• appear workable. There is a 1-car garage, as well as a long lengthy driveway that can accommodate 3 additional parking spaces. Add a bath, recreate the outdoor entertainment area, plant intelligent landscape, refresh the color palette, and you will have a winner that future buyers will truly appreciate.



Built in 1940

## Essential Information

MLS® #	250023919SD
Price	\$775,000
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	952
Acres	0.19
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ken Pecus
Listing Office	eXp Realty of California, Inc

### **Community Information**

Address	4482 47th St
Area	92115 - San Diego
Subdivision	San Diego
City	San Diego
County	San Diego
Zip Code	92115

### **Amenities**

Parking Spaces	4
Parking	Driveway
# of Garages	1
Garages	Driveway
Pool	None

### **Exterior**

Exterior	Other
Roof	Composition
Construction	Other

### **Interior**

Interior	Tile, Wood
Interior Features	Bedroom on Main Level
Appliances	Gas Cooktop, Microwave
Heating	Natural Gas, Floor Furnace
Cooling	Wall/Window Unit(s)
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	22
Short Sale	N
RE / Bank Owned	N

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