

# \$749,000 - 4725 Conrad Ave, San Diego

MLS® #250032710SD

**\$749,000**

3 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0 Acres

Clairemont, San Diego,

Calling all investors, contractors, flippers, and renovation enthusiasts (but not wholesalers) - excellent single-family residence in Clairemont ready for remodeling. Centrally located to all convenience. Home is in disrepair and shows signs of deferred maintenance throughout.

The property has been cleared out and is a blank canvas for your creative remodeling input. Newer furnace, large backyard space, separate garage. Excellent opportunity to transform this home into its highest potential.

Pre-listing inspections/reports available.

Nestled in the heart of Clairemont, 4725 Conrad offers the perfect balance of suburban tranquility and urban convenience. This well-established neighborhood is known for its winding, tree-lined streets, mid-century charm, and strong sense of community. Residents enjoy easy access to scenic outdoor spaces like Tecolote Canyon Natural Park and Marian Bear Memorial Park, ideal for hiking and biking enthusiasts. Clairemont's central location places it just minutes from Mission Bay, Pacific Beach, and downtown San Diego, making commuting a breeze. The area boasts a diverse array of local eateries, shopping centers, and top-rated schools, contributing to its reputation as a family-friendly community. With its unique blend of natural beauty and modern amenities, Clairemont continues to be one of San Diego's most sought-after neighborhoods.



Built in 1958

## Essential Information

MLS® #	250032710SD
Price	\$749,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Michael Wolf
Listing Office	Coldwell Banker West

## Community Information

Address	4725 Conrad Ave
Area	92117 - Clairemont Mesa
Subdivision	Clairemont
City	San Diego
County	San Diego
Zip Code	92117

## Amenities

Parking Spaces	3
Parking	Driveway
# of Garages	1
Garages	Driveway
View	City Lights, Neighborhood
Pool	None

## Exterior

Exterior	Stucco
Roof	Composition
Construction	Stucco

## Interior

Interior	Carpet, Laminate, Tile
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Appliances	Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	July 8th, 2025
Days on Market	7
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

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