

# \$550,000 - 13023 Avenida Empresa, Riverside

MLS® #CV25106771

## \$550,000

3 Bedroom, 3.00 Bathroom, 1,525 sqft  
Residential on 0 Acres

N/A, Riverside,

Welcome to Four Seasons Villas â€” where comfort, style, and convenience meet. Donâ€™t miss this beautifully upgraded 3-bedroom, 3-bathroom townhome nestled in one of Riversideâ€™s most desirable communities near the Corona border. Perfectly positioned on a corner lot, this home offers a greater sense of openness, an enhanced open-concept feel, and easy access to guest parking, a rare and valuable feature in townhome living. From the moment you step inside, youâ€™ll be greeted by soaring ceilings, abundant natural light, and elegant touches throughout, including luxury vinyl plank flooring, wood plantation shutters, and a striking staircase railing that adds character and charm. The heart of the home is the custom-remodeled kitchen completed in 2022, thoughtfully designed with quartz countertops, a designer backsplash, stainless steel appliances, and a dedicated space for the perfect coffee bar, making this kitchen as functional as it is beautiful. The open-concept layout flows effortlessly from the dining area into the spacious living and family room, where a custom fireplace creates a cozy focal point for relaxing nights in. Step outside to your private patio, ideal for morning coffee or evening gatherings. Upstairs, youâ€™ll find three generously sized bedrooms and two full bathrooms, including a beautifully upgraded primary bath with new tile flooring and a modern tub/shower combo with sleek fixtures. An attached two-car garage with built-in



storage and laundry hookups adds everyday convenience. This quiet and well-kept community offers resort-style amenities with two sparkling pools and spa areas, and is ideally located just minutes from top schools, shopping, dining, and the 91 and 15 freeways for an easy commute.

Schedule your private tour today! This home qualifies for a \$20k grant (you do not have to pay it back! FREE Money) through the Ladder up program. Use it for down payment, closing cost or to buy down your rate! Ask for details.

Built in 1995

### **Essential Information**

|                |                  |
|----------------|------------------|
| MLS® #         | CV25106771       |
| Price          | \$550,000        |
| Bedrooms       | 3                |
| Bathrooms      | 3.00             |
| Full Baths     | 2                |
| Square Footage | 1,525            |
| Acres          | 0.04             |
| Year Built     | 1995             |
| Type           | Residential      |
| Sub-Type       | Townhouse        |
| Status         | Closed           |
| Listing Agent  | Sonja Coffee     |
| Listing Office | RE/MAX CHAMPIONS |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 13023 Avenida Empresa |
| Area        | 252 - Riverside       |
| Subdivision | N/A                   |
| City        | Riverside             |
| County      | Riverside             |
| Zip Code    | 92503                 |

### **Amenities**

|           |                             |
|-----------|-----------------------------|
| Amenities | Dog Park, Pool, Spa/Hot Tub |
|-----------|-----------------------------|

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Direct Access, Garage             |
| # of Garages   | 2                                 |
| Garages        | Direct Access, Garage             |
| View           | None                              |
| Has Pool       | Yes                               |
| Pool           | In Ground, Association, Community |
| Security       | Carbon Monoxide Detector(s)       |

## Exterior

|                 |  |
|-----------------|--|
| Lot Description | Corner Lot                                       |
| Windows         | Screens, Custom Covering(s), Plantation Shutters |
| Roof            | Tile   |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Vinyl   |
| Interior Features | Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting, Walk-In Closet(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Disposal, Gas Oven, Gas Range   |
| Heating           | Central, Forced Air   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| Fireplaces        | Decorative, Family Room, Gas  |
| # of Stories      | 2   |
| Stories           | Two   |

## School Information

|            |                |
|------------|----------------|
| District   | Alvord Unified |
| Elementary | Lake Hills     |
| High       | Hillcrest      |

## Additional Information

|                 |                |
|-----------------|----------------|
| Date Listed     | May 15th, 2025 |
| Days on Market  | 57             |
| Zoning          | SP ZONE        |
| Short Sale      | N              |
| RE / Bank Owned | N              |

Based on information from California Regional Multiple Listing Service, Inc. as of April 7th, 2026 at 9:53pm PDT. This

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