

# **\$1,225,000 - 2173 Edinboro Avenue, Claremont**

MLS® #CV25180720

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## **\$1,225,000**

4 Bedroom, 3.00 Bathroom, 2,327 sqft

Residential on 0 Acres

N/A, Claremont,

In the heart of North Claremont, this beautifully designed single-story home offers undeniable curb appeal with its expansive front yard, lush landscaping, and clean lines. A spacious three-car garage complements the home's broad frontage and adds ample storage and parking. Inside, warm hardwood floors flow seamlessly into the open-concept layout, creating a natural sense of space and cohesion throughout the home. Just off the entryway, the living room offers generous proportions, a custom stone fireplace, and a cozy reading nook; an inviting space to relax or entertain. The adjacent dining room is equally spacious and connects to the kitchen. The kitchen is tastefully updated with custom cabinetry, sleek stainless steel appliances, a built-in gas cooktop, a dedicated wine refrigerator, and a large center island that doubles as a breakfast counter. There's an abundance of counter space and storage, including a walk-in pantry. The kitchen opens directly to the family room, a bright and welcoming space with backyard views and direct access to the outdoors, offering a ceiling fan and built-in speakers. The home features four well-sized bedrooms and 2.5 bathrooms. The primary suite is a standout, offering backyard views, direct access to the patio, and a tranquil atmosphere. Its en-suite bathroom includes dual sinks, a dedicated vanity area, a soaking tub, a walk-in shower and a large walk-in closet. The interior brings together comfort, function, and style, creating a space



that feels both refined and livable. The backyard offers a peaceful retreat with multiple areas to lounge, dine, or entertain, all surrounded by mature greenery that ensures privacy and tranquility. A seamless extension of the interior, this beautifully landscaped space is perfect for morning coffee, quiet afternoons, or sunset gatherings. Whether relaxing or hosting guests, the outdoor setting enhances the home’s charm. Adding to its uniqueness, a curated cactus garden lines the side of the house, blending natural beauty with low-maintenance appeal.

Built in 1977

**Essential Information**

MLS® #	CV25180720
Price	\$1,225,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,327
Acres	0.26
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Ryan Zimmerman
Listing Office	CONCIERGE REALTY GROUP

**Community Information**

Address	2173 Edinboro Avenue
Area	683 - Claremont
Subdivision	N/A
City	Claremont
County	Los Angeles
Zip Code	91711

## Amenities

Parking Spaces	3
Parking	Driveway, Garage
# of Garages	3
Garages	Driveway, Garage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Landscaped
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Granite Counters
Appliances	Dishwasher, Microwave, Range Hood, Built-In Range, Double Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Claremont Unified
Elementary	Chaparral
Middle	El Roble
High	Claremont

## Additional Information

Date Listed	August 13th, 2025
Days on Market	8
Zoning	CLRS13000*

Short Sale                      N

RE / Bank Owned        N

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