

# **\$788,888 - 2709 Abeto Avenue, Rowland Heights**

MLS® #DW25028087

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## **\$788,888**

4 Bedroom, 2.00 Bathroom, 1,080 sqft  
Residential on 0 Acres

N/A, Rowland Heights,

Charming 4-Bedroom Home in Prime Rowland Heights Location!

Welcome to 2709 Abito Avenue, Rowland Heights, CA – a beautifully maintained single-story home ready for its next owner! Nestled in a highly desirable neighborhood, this 4-bedroom, 2-bathroom residence offers 1,080 sq. ft. of comfortable living space on a spacious 5,581 sq. ft. lot.

Step inside and experience the warmth of a home that has been lovingly cared for over the years. The exterior has been freshly painted, enhancing its inviting curb appeal. The property features a brand-new water heater and is in great condition throughout, ensuring a smooth transition for its new owners.

The attached two-car garage and an oversized driveway provide ample parking for multiple vehicles. The backyard offers plenty of potential – ideal for outdoor gatherings, gardening, or even future expansions.

Located in one of Rowland Heights’s most convenient areas, this home is just minutes from top-rated schools, shopping centers, restaurants, and easy freeway access. Enjoy the balance of a peaceful residential setting while being close to everything you need.

Don’t miss this rare opportunity! Homes in this neighborhood don’t come on the market often, and this one won’t last long. Schedule your private tour today and make this well-kept gem your own!



Built in 1961

## Essential Information

MLS® #	DW25028087
Price	\$788,888
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.13
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Mark Anthony Ramos
Listing Office	Century 21 Allstars

## Community Information

Address	2709 Abeto Avenue
Area	652 - Rowland Heights
Subdivision	N/A
City	Rowland Heights
County	Los Angeles
Zip Code	91748

## Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Garage, Direct Access, Door-Single, Driveway, Garage Faces Front
# of Garages	2
Garages	Garage, Direct Access, Door-Single, Driveway, Garage Faces Front
View	Mountain(s), Neighborhood, Hills
Pool	None
Security	Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco, Frame
Exterior Features	TV Antenna
Lot Description	Back Yard, Garden, Lawn, Rectangular Lot, Sprinkler System,

ZeroToOneUnitAcre

Windows	Blinds, Shutters
Roof	Shingle
Construction	Drywall, Stucco, Frame
Foundation	Raised

## Interior

Interior	Carpet
Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Tile Counters
Appliances	Gas Range, Gas Oven, Gas Water Heater
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Rowland Unified
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## Additional Information

Date Listed	January 30th, 2025
Days on Market	14
Zoning	LCA106
Short Sale	N
RE / Bank Owned	N

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