

# **\$460,000 - 3502 Ryan Avenue, Clovis**

MLS® #FR25159750

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## **\$460,000**

4 Bedroom, 2.00 Bathroom, 1,885 sqft  
Residential on 0 Acres

N/A, Clovis,

Welcome to your Clovis corner-lot gem where comfort, style, and space come together! This beautifully updated 3-bedroom, 2-bath home includes a versatile bonus room perfect for a home office, playroom, or gaming space. Step inside to fresh interior paint, brand new carpet, new modern bathroom and laundry flooring, and stylish new lighting and ceiling fixtures throughout. The living area boasts soaring ceilings and a striking brick fireplace that anchors the open-concept layout.

The kitchen features a brand new oven, pantry for added storage, and great flow into the dining and living spaces. The oversized owner's suite is a true retreat with vaulted ceilings, a spacious en suite bath, a HUGE walk in closet, and plenty of room to unwind. Every bedroom is generously sized, and the finished garage and indoor laundry room add everyday convenience.

Outside, enjoy the expansive covered patio that is ideal for entertaining and a large, usable side yard that offers endless potential. With a newer HVAC system and water heater already in place, it is truly move-in ready. Within walking distance to Young Elementary in the renowned Clovis Unified School District, this home really does have it all! Don't miss your opportunity to own this well-located, thoughtfully upgraded Clovis beauty! (Bed/bath count differ from tax record. Buyer to verify.)



Built in 2000

**Essential Information**

MLS® #	FR25159750
Price	\$460,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,885
Acres	0.17
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Toni Braun
Listing Office	Rise Realty

**Community Information**

Address	3502 Ryan Avenue
Subdivision	N/A
City	Clovis
County	Fresno
Zip Code	93611

**Amenities**

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

**Exterior**

Lot Description	Corner Lot
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**Interior**

Interior Features	All Bedrooms Down
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1

Stories                      One

**School Information**

District                      Clovis Unified

**Additional Information**

Date Listed                      July 9th, 2025  
Days on Market                      7  
Short Sale                      N  
RE / Bank Owned                      N

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