

# **\$494,800 - 9310 Boyd Avenue, Fresno**

MLS® #FR25177185

**\$494,800**

3 Bedroom, 3.00 Bathroom, 1,789 sqft

Residential on 0 Acres

N/A, Fresno,

Ideally situated in Northeast Fresno, step inside to discover a fresh, 3 bedroom, 3 bathroom, modern interior. Offering new vinyl plank flooring throughout, updated bathrooms with water-saving fixtures, and stylish new lighting. The airy great room invites you in with vaulted ceilings, abundant natural light, and a cozy fireplace seamlessly connecting to the dining area, perfect for entertaining or everyday living. A bonus washer, dryer, and refrigerator are included for added value and move-in ease.

The kitchen overlooks the lush backyard and sunlight, offering a bright and cheerful space to cook and gather. Ideal for extended family or visiting guests, the downstairs features a private bedroom and full bathroom. Upstairs, the secondary bedroom includes its own ensuite, while the spacious owner's suite is a true retreat with a walk-in closet, spa-like bathroom, and private balcony overlooking the peaceful yard.

Step outside to your entertainer's paradise, complete with mature landscaping, an expansive patio, and a fenced dog run for your four-legged friends.

Nestled in a quiet pocket just behind the Via Montana Shopping Centre, you'll enjoy unmatched convenience just minutes from top-rated schools, upscale dining, premier shopping, Woodward Park, and exclusive country clubs.

Move-in ready and located in one of Fresno's most desirable areas! Call today to schedule



your private showing.

Built in 1991

## Essential Information

MLS® #	FR25177185
Price	\$494,800
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,789
Acres	0.16
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Vivian Mccutchen
Listing Office	Realty Concepts, Ltd.

## Community Information

Address	9310 Boyd Avenue
Area	FSNO - Fresno
Subdivision	N/A
City	Fresno
County	Fresno
Zip Code	93720

## Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	2
# of Garages	2
View	None
Pool	None

## Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Near Park, Sprinkler System

Roof	Tile
Construction	Stucco

## Interior

Interior	See Remarks
Interior Features	Breakfast Bar, Built-in Features, Balcony, Breakfast Area, Recessed Lighting, Entrance Foyer, Primary Suite, Walk-In Closet(s)
Appliances	Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Great Room
# of Stories	2
Stories	Two

## School Information

District	Clovis Unified
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## Additional Information

Date Listed	August 6th, 2025
Days on Market	6
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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