

# \$398,600 - 52815 Balsam, Oakhurst

MLS® #FR25236540

## \$398,600

3 Bedroom, 2.00 Bathroom, 1,700 sqft  
Residential on 0 Acres

N/A, Oakhurst,

Nestled in the Bass Lake Heights area, this cozy 3 bedroom, 1 1/2 bath cabin blends comfort with convenience. The updated kitchen gleams with modern touches, while a brand new roof provides peace of mind. Ideal for four-season enjoyment, the home features a large deck perfect for morning coffee or sunset gatherings, and a detached garage adds practical storage or workshop space. Located in a desirable short term rental neighborhood and just a short drive to Bass Lake, this property offers easy access to year-round outdoor adventures, from summer boating to winter trails. With its warm, welcoming vibe and solid investment potential, this cabin is move-in ready or ready to welcome guests from day one.



Built in 1963

## Essential Information

MLS® #	FR25236540
Price	\$398,600
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,700
Acres	0.26
Year Built	1963
Type	Residential

Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Rene Christenson
Listing Office	Century 21 Ditton Realty

## Community Information

Address	52815 Balsam
Subdivision	N/A
City	Oakhurst
County	Madera
Zip Code	93644

## Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Propane
Parking Spaces	4
Parking	Door-Single, Driveway, Garage
# of Garages	2
Garages	Door-Single, Driveway, Garage
View	Hills, Mountain(s), Trees/Woods, Rocks
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	ZeroToOneUnitAcre, Trees
Windows	Double Pane Windows
Roof	Composition
Foundation	Raised, Combination

## Interior

Interior	Laminate
Interior Features	Ceiling Fan(s), Granite Counters, Living Room Deck Attached, Bedroom on Main Level, Wood Product Walls
Appliances	Dishwasher, Microwave, Water Heater, Electric Range
Heating	Central, Forced Air, Wood Stove
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2

Stories                      Two

**School Information**

District                      Yosemite Unified  
Elementary                      Oakhurst  
Middle                      Oak Creek  
High                      Yosemite

**Additional Information**

Date Listed                      October 8th, 2025  
Days on Market                      12  
Short Sale                      N  
RE / Bank Owned                      N

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