

# **\$475,000 - 3463 W Belmont Avenue, Fresno**

MLS® #FR25243912

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## **\$475,000**

3 Bedroom, 1.00 Bathroom, 1,296 sqft  
Residential on 2 Acres

N/A, Fresno,

Welcome to 3463 W Belmont Ave in Fresno, a spectacular opportunity spanning 1.99 sprawling acres!

This unique property offers a 3-bedroom, 1-bath bungalow-style home with 1,296 sq ft of comfortable living space. What truly sets this listing apart is the rare A2 zoning, which allows for diverse usage including residential, agricultural, and farming, with potential for conditional use upon local planning approval. The functionality and storage space here are exceptional, featuring a large shop (estimated 70' x 20'), a 1-car garage attached to the house, an additional estimated 38' x 22' 2-car garage (possible tandem), another 1-car garage nearby, a covered carport, and an electric gate for secure entry.

The possibilities for this land are endless, whether you dream of building a barn, establishing a hobby farm, or simply craving wide-open space. The well was replaced in 2022, and the expansive acreage provides room to grow, build, and thrive, perfect for anyone seeking space, freedom, and functionality.

An Accessory Dwelling Unit (ADU), situated on the east side of the property with its own approach and driveway, is currently rented to long-term tenants who would like to stay, if possible. Nestled in West Fresno, you'll enjoy the serenity of a country lifestyle with the



convenience of being just minutes from Freeway 99, making your commute or trips to town effortless.

This AS-IS sale is a unique chance to create your ideal, flexible lifestyle while remaining close to the city. Whether you're an investor, a business owner, a farmer, or simply anyone wanting elbow room and flexibility, this property checks all the boxes.

Don't miss your chance to own a slice of California's Central Valley with endless potential. .

Contact your agent to schedule your private tour today!

Built in 1920

### **Essential Information**

MLS® #	FR25243912
Price	\$475,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,296
Acres	2.00
Year Built	1920
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Eugene O'brien
Listing Office	Keller Williams Westland Rlty

### **Community Information**

Address	3463 W Belmont Avenue
Area	FSNO - Fresno
Subdivision	N/A
City	Fresno

County	Fresno
Zip Code	93722

## Amenities

Utilities	Natural Gas Connected, Electricity Connected
Parking Spaces	5
Parking	Direct Access, Driveway, Electric Gate, Garage, Attached Carport, Unpaved
# of Garages	5
Garages	Direct Access, Driveway, Electric Gate, Garage, Attached Carport, Unpaved
View	None
Pool	None
Security	Security Gate

## Exterior

Exterior	Stucco, Wood Siding
Lot Description	TwoToFiveUnitsAcre
Roof	Asphalt
Construction	Stucco, Wood Siding

## Interior

Interior	Stone
Interior Features	Breakfast Area, Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan, All Bedrooms Down, Built-in Features, High Ceilings, Tile Counters
Appliances	Gas Oven, Gas Cooktop, Gas Water Heater, Water Heater
Heating	Wall Furnace
Cooling	Evaporative Cooling
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Central Unified
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## Additional Information

Date Listed	October 19th, 2025
Days on Market	69
Zoning	A2
Short Sale	N
RE / Bank Owned	N

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