

\$479,000 - 646 E Birch, Fresno

MLS® #FR26005101

\$479,000

3 Bedroom, 2.00 Bathroom, 1,747 sqft

Residential on 0 Acres

N/A, Fresno,

This 3-bedroom, 2-bath North Fresno home offers 1,747 sq ft of thoughtfully designed living space and is perfectly situated within the highly desirable Clovis Unified School District. Meticulously cared for and extensively upgraded, this home blends comfort, style, and convenience in all the right ways.

Inside, the layout flows seamlessly, creating a cozy yet inviting atmosphere ideal for both everyday living and entertaining. Gorgeous LVP flooring, updated light fixtures, and fresh paint colors add a modern touch throughout the home. The back living space is anchored by a stunning Venetian plaster fireplace, adding warmth and character to the heart of the home. A newer HVAC system ensures year-round comfort, while the overall design feels open, functional, and welcoming.

Outside is a backyard designed for enjoyment, featuring a beautiful sparkling pool and a thoughtfully designed outdoor space, perfect for relaxing, entertaining, or soaking up Fresno's sunny days. Major improvements completed in 2018 and 2019 include the pool installation, tankless water heater, new concrete in the backyard and side yard, new fencing, rain gutters, interior and exterior paint, all new windows and doors, a new slider, and an updated HVAC system (approximately 6 years old).

Adding even more value, the home features



owned solar with 17 panels, grandfathered into NEM 2.0, offering long-term energy savings.

With its ideal location close to shopping, professional businesses, and everyday amenities, combined with extensive upgrades and undeniable charm, this home truly checks all the boxes. This one won't last long.

Built in 1975

Essential Information

MLS® #	FR26005101
Price	\$479,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,747
Acres	0.18
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Caprice Parry
Listing Office	Iron Key Real Estate

Community Information

Address	646 E Birch
Subdivision	N/A
City	Fresno
County	Fresno
Zip Code	93720

Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Has Pool	Yes
Pool	In Ground, Private

Exterior

Lot Description ZeroToOneUnitAcre

Interior

Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	1
Stories	One

School Information

District Clovis Unified

Additional Information

Date Listed	January 6th, 2026
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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