

# **\$589,900 - 6815 Farrier Avenue, Riverside**

MLS® #IV25029466

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## **\$589,900**

4 Bedroom, 2.00 Bathroom, 1,300 sqft  
Residential on 0 Acres

N/A, Riverside,

Charming 4-Bedroom Home with Sunroom &  
Pool in Arlanza, Riverside!

Welcome to this beautifully maintained 4-bedroom, 2-bathroom home nestled in the desirable Arlanza community of Riverside, California. Offering the perfect blend of comfort and convenience, this home boasts a spacious sunroom, an above-ground pool for those warm California days, and a generous layout ideal for families or entertaining.

Step inside to find a bright and inviting living space, a well-appointed kitchen, and four comfortable bedrooms, providing ample room for relaxation. The sunroom is a standout feature, offering extra space for a playroom, office, or cozy retreat with views of the backyard. Outside, the backyard is ready for summer fun with an above-ground pool and plenty of space for gatherings.

Prime Location! Situated in the heart of Arlanza, this home is just minutes from popular shopping centers, including the Galleria at Tyler, which offers top retail stores, dining options, and entertainment. Nearby, the Riverside Plaza and Arlington Square provide additional shopping and local favorites. For outdoor enthusiasts, Rancho Jurupa Park and the Santa Ana River Trail offer opportunities for hiking, biking, and picnicking. Not to mention, the Van Buren Golf Center provides a great spot for golf lovers. Plus, with easy



access to the 91 and 60 freeways, commuting and weekend getaways are a breeze.

Donâ€™t miss your chance to own this fantastic home in one of Riversideâ€™s thriving communities! Schedule a showing today!

Built in 1975

**Essential Information**

MLS® #	IV25029466
Price	\$589,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,300
Acres	0.15
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Richard Vasquez
Listing Office	COLDWELL BANKER REALTY

**Community Information**

Address	6815 Farrier Avenue
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92503

**Amenities**

Utilities	Electricity Available, Natural Gas Available, Cable Available, Phone Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Driveway, Garage, RV Access/Parking
# of Garages	2

Garages	Driveway, Garage, RV Access/Parking
View	None
Has Pool	Yes
Pool	Above Ground, Private

## Exterior

Lot Description	Back Yard, Front Yard, ZeroToOneUnitAcre
Windows	Blinds
Roof	Shingle

## Interior

Interior	Carpet
Interior Features	All Bedrooms Down, Separate/Formal Dining Room
Appliances	Gas Cooktop, Gas Oven, Microwave, Gas Water Heater, Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Alvord Unified
Middle	Loma Vista
High	Norte Vista

## Additional Information

Date Listed	February 8th, 2025
Days on Market	95
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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