

\$599,000 - 9635 Acacia Avenue, Fontana

MLS® #IV25059554

\$599,000

4 Bedroom, 2.00 Bathroom, 2,191 sqft

Residential on 0 Acres

N/A, Fontana,

Spacious 4-Bedroom Home in Prime Location with Expansive Backyard

This beautifully maintained home sits in one of the area's most desirable neighborhoods, offering the perfect combination of comfortable living and unbeatable convenience. As you enter, you're greeted by an inviting open floor plan that seamlessly connects the formal living room with the rest of the home - ideal for both daily life and entertaining.

The functional kitchen provides plentiful cabinet space, while the adjacent dining room offers generous proportions for family meals and gatherings. A cozy family room with a charming fireplace serves as the heart of the home, creating a warm and welcoming atmosphere.

The home features four well-proportioned bedrooms, including one currently used as a den, plus three additional spacious bedrooms to accommodate family and guests. The recently partially remodeled hall bathroom adds modern appeal. According to seller disclosures, the property has potential for two additional rooms, offering flexibility for growing families.

Outside, the expansive backyard presents a blank canvas ready for your dream pool or outdoor oasis, complete with two storage sheds that are fully wired for electricity. The



attached two-car garage includes a convenient side entrance for easy access.

Living here means enjoying ultimate convenience with new commercial centers, Kaiser Hospital, top-rated elementary schools, and freeway access all just minutes away. The property benefits from a standard tax base with no Mello Roos or HOA fees, adding to its outstanding value.

With its ideal location, flexible living spaces, and exceptional outdoor potential, this home represents a rare opportunity in today's market. Schedule your showing today before this gem is gone!

Built in 1977

Essential Information

MLS® #	IV25059554
Price	\$599,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,191
Acres	0.22
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	John Ruiz
Listing Office	JOHN RUIZ, BROKER

Community Information

Address	9635 Acacia Avenue
Area	264 - Fontana
Subdivision	N/A
City	Fontana
County	San Bernardino

Zip Code 92335

Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood, Mountain(s)
Pool	None

Exterior

Lot Description	Front Yard
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Interior

Interior	Concrete, Wood
Interior Features	All Bedrooms Down, Ceiling Fan(s), Separate/Formal Dining Room
Appliances	Dishwasher, Electric Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Fontana Unified
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Additional Information

Date Listed	March 18th, 2025
Days on Market	168
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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