

\$729,900 - 5655 Via Mensabe, Riverside

MLS® #IV25090403

\$729,900

4 Bedroom, 2.00 Bathroom, 1,861 sqft

Residential on 0 Acres

N/A, Riverside,

**PRICED FOR OFFERS! GREAT BONES!
SYSTEMS FUNCTIONING OPTIMALLY!
JUST NEEDS COSMETIC UPDATES!**

Location! Location! Location! This wonderful single-story is on an idyllic, tree-lined, cul-de-sac street in one of Riverside's most family-friendly and well-loved neighborhoods! On just under a half-acre, this property has been well-loved by the same family for 50 years and is looking for a new steward to call it "home". This home offers 1,861 sqft with 4 bedrooms and 2 bathrooms, a formal entry, a spacious living room with gas fireplace, and an efficient kitchen featuring beautiful wood flooring, tasteful cabinets and a spacious dining area. The primary bedroom is amply-sized with sufficient closet space and an ensuite primary bathroom with walk-in shower.

Three other bedrooms are well-proportioned and share the hall bathroom which offers a tub/shower combo. A permitted, oversized utility room was added several years ago and is adjacent to the kitchen making it an ideal children's playroom, office, hobby room, work out room or possibly a 5th bedroom with some creativity. An attached 2 car garage faces to the side yard, creating privacy while tinkering or working in the garage. A long driveway provides tons of parking for cars and room for an RV, boat, or other recreational toys. The fully-fenced rear yard provides so much room for kids and/or pets to play, as well as space for a future ADU and/or pool. Enjoy parties and summer BBQs under an expansive



patio cover along the side of the house, adjacent to the dining area and kitchen. Other amenities include dual pane windows throughout, top line Andersen wood sliders, central HVAC system, ceiling fans, long-life concrete tile roof, fully-irrigated yards with automatic sprinklers and more. This home offers a very affordable option to break into Canyon Crest homeownership and is just waiting for your imagination and inspiration. Despite its interior cosmetics, this home has been well-maintained and cared for. With a fresh coat of paint, new flooring and minimal other cosmetic updates youâ€™ll be gaining instant equity! Bring your own personal touches and make it your own! A perfect investment for first-time homebuyers, downsizers or investors! NO HOA! LOW TAXES! NO MELLO ROOS!

Built in 1970

Essential Information

MLS® #	IV25090403
Price	\$729,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,861
Acres	0.47
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Natalie Johnson
Listing Office	WESTCOE REALTORS INC

Community Information

Address	5655 Via Mensabe
Area	252 - Riverside

Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92506

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Garage, Direct Access, Driveway, Garage Faces Side, RV Access/Parking, RV Potential, See Remarks
# of Garages	2
Garages	Door-Multi, Garage, Direct Access, Driveway, Garage Faces Side, RV Access/Parking, RV Potential, See Remarks
View	Mountain(s), Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Security System, Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Sprinklers In Rear, Sprinklers In Front, Sprinklers Timer, Front Yard, Lawn, Rectangular Lot, Sprinkler System, Walkstreet, Yard
Windows	Blinds, Custom Covering(s), Drapes, Screens, Wood Frames
Roof	Concrete
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	Built-in Features, Ceiling Fan(s), All Bedrooms Down, Bedroom on Main Level, Beamed Ceilings, Eat-in Kitchen, Main Level Primary, Primary Suite, Separate/Formal Dining Room, Storage
Appliances	Built-In Range, Dishwasher, Electric Oven, Disposal, Electric Range, Microwave, Range Hood, Water Heater, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas, Gas Starter
# of Stories	1
Stories	One

School Information

District	Riverside Unified
Elementary	Castle View
Middle	Gage
High	Polytechnic

Additional Information

Date Listed	April 24th, 2025
Days on Market	94
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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