

# \$449,900 - 12446 1st, Yucaipa

MLS® #IV25189735

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## \$449,900

2 Bedroom, 2.00 Bathroom, 882 sqft

Residential on 0 Acres

N/A, Yucaipa,

Welcome to this charming turnkey home in desirable upper Yucaipa. This quaint starter home offers great curb appeal with a fully fenced front yard featuring a lush green lawn for the kids and pets to play in. This affordable property is move-in ready and perfect for buyers seeking a turn-key home, large lot, and convenience to everything uptown Yucaipa has to offer. Featuring 2 bedrooms and 1 bath, the home is cozy and laid out well for the size. The large backyard offers endless possibilities and already has a large shed for the yard tools or toys. The large fenced concrete driveway offers lots of parking in addition to the 2-car garage. Laundry is located in the garage along with a bonus 1/2 bath. The home has central heater and air, is connected to sewer, and has new energy star vinyl windows to help control the inside temperature. Don't sit on this one, come see it today!



Built in 1962

## Essential Information

MLS® #	IV25189735
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	882

Acres	0.23
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Daniel Gruner
Listing Office	THE ASSOCIATES REALTY GROUP

### **Community Information**

Address	12446 1st
Area	269 - Yucaipa/Calimesa/Oak Glen
Subdivision	N/A
City	Yucaipa
County	San Bernardino
Zip Code	92399

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Direct Access, Driveway, Garage
# of Garages	2
Garages	Concrete, Direct Access, Driveway, Garage
View	Mountain(s)
Pool	None

### **Exterior**

Lot Description	Rectangular Lot, Walkstreet, Sprinklers In Front
Windows	Double Pane Windows, ENERGY STAR Qualified Windows
Roof	Composition, Asphalt
Foundation	Pillar/Post/Pier

### **Interior**

Interior	Carpet, Laminate
Interior Features	All Bedrooms Down, Breakfast Area, Laminate Counters, Pantry
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1

Stories                      One

**School Information**

District                      Yucaipa/Calimesa Unified

**Additional Information**

Date Listed                      August 23rd, 2025

Days on Market                      8

Short Sale                      N

RE / Bank Owned                      N

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