

\$495,000 - 2402 Valley Dr., Atwater

MLS® #MC25057466

\$495,000

7 Bedroom, 3.00 Bathroom, 2,600 sqft

Residential on 0 Acres

N/A, Atwater,

Rare Opportunity in the city of Atwater. This spacious 4 bedroom, 2 bathroom home with an office, features a separate In-Law Suite with 3 additional bedrooms and 1 bathroom. 2,600 sq. ft. total.

The open floorplan in the main home is ideal for any buyer or investor alike. The primary 4 bedroom, 2 bathroom home with an office can be converted into a 5th bedroom if needed.

Offering 1,600 sq. ft. with new matching Frigidaire appliances, quartz countertops, new fixtures including ceiling fans throughout, indoor laundry, porcelain tile flooring to resemble wood flooring in the main areas and new carpet in each bedroom. Fresh interior and exterior paint, along with each kitchen and all bathrooms updated and remodeled.

The separate In- Law Suite is cozy and quaint. This 3 bedroom, 1 bath home is approx. 1,000 sq. ft. Perfect for extended families, earning extra rental income or to use as additional living space. Separate entry/exit and attached storage area.

Featuring a circle driveway and ample parking, while situated on a spacious lot, over 12,000 sq. ft. There is plenty of space to add a pool, RV Access, 4-H projects and possibly an ADU.

Desirable location, near future and upcoming city development with easy access to highway 99 and just a short drive to UC Merced.

Don't miss out on this unique investment.



Schedule your personal appointment today!

Built in 1952

Essential Information

MLS® #	MC25057466
Price	\$495,000
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	2,600
Acres	0.29
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	David Miles
Listing Office	Homesmart PV & Assoc., Merced

Community Information

Address	2402 Valley Dr.
Subdivision	N/A
City	Atwater
County	Merced
Zip Code	95301

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	20
Parking	Driveway, Circular Driveway, Off Street, Private, RV Access/Parking
Garages	Driveway, Circular Driveway, Off Street, Private, RV Access/Parking
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Drywall, Stucco, Wood Siding
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Exterior Features	Lighting
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Composition
Construction	Drywall, Stucco, Wood Siding
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Down, In-Law Floorplan, Main Level Primary, Open Floorplan, Primary Suite, Quartz Counters, Recessed Lighting, Utility Room, Walk-In Closet(s), Workshop
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, ENERGY STAR Qualified Appliances, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Range Hood, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Merced Union
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Additional Information

Date Listed	March 17th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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