

# **\$395,000 - 2574 Pinedale Avenue, Merced**

MLS® #MC25228651

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## **\$395,000**

3 Bedroom, 2.00 Bathroom, 1,309 sqft  
Residential on 0 Acres

N/A, Merced,

Welcome to 2574 Pinedale Avenue â€” a charming, move-in ready home with endless potential and stylish upgrades throughout. This unique property features a versatile ADU/in-law suite, ideal for extended family, a home office, or rental income â€” the choice is yours.

Enjoy peace of mind with a brand new shingle roof, and fall in love with the stunning modern kitchen, complete with premium granite countertops, a sleek undermount sink, and a contemporary faucet â€” all designed with both beauty and function in mind.

Located just 10â€”15 minutes from UC Merced, Yosemite Lake, and local hiking and biking trails, this home offers the perfect balance of tranquil living and urban convenience. You'll feel tucked away from the bustle, yet close to everything you need.

Extra features include a private RV/Boat pad with a secure metal gate â€” an ideal space for all your toys or weekend getaways.

Donâ€™t miss this exceptional opportunity â€” call today to schedule your private showing!

Built in 1993

## **Essential Information**

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Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,309
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Nicamor Torres
Listing Office	Exit Realty Consultants

### Community Information

Address	2574 Pinedale Avenue
Subdivision	N/A
City	Merced
County	Merced
Zip Code	95348

### Amenities

Utilities	Electricity Available, Water Available
Parking Spaces	1
Parking	Driveway, Garage, Garage Door Opener
# of Garages	1
Garages	Driveway, Garage, Garage Door Opener
View	None
Pool	None

### Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco
Foundation	Slab

### Interior

Interior	Tile
Interior Features	Ceiling Fan(s), Granite Counters
Appliances	Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Merced Union
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### **Additional Information**

Date Listed	September 28th, 2025
Days on Market	35
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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