

# **\$349,000 - 2394 Dan Ward, Merced**

MLS® #MC25255243

**\$349,000**

4 Bedroom, 2.00 Bathroom, 1,288 sqft

Residential on 0 Acres

N/A, Merced,

Enjoy peaceful country living while staying close to town. This updated four bedroom, 2 bathroom home features hardwood floors throughout, recessed lighting, and a two year old water heater. The floor plan offers an open living area and bedrooms with flexible use and plenty of potential. The primary bathroom is compact, while the main hallway bathroom includes a shower over tub.

The spacious backyard includes a covered patio on a slab, a large grass area, and space for outdoor activities or animals. The lot is fully fenced and provides privacy. Located just a few hundred yards from Stoneridge Christian High School and the future Beachwood Merced Park, which is currently under construction and will include a community recreation center, walking path, picnic areas, basketball courts, and athletic fields. This is an established neighborhood in the Franklin Beachwood area with continued growth.

This home offers strong value in a Merced and Atwater corridor that continues to develop.

Built in 1963

## **Essential Information**

MLS® # MC25255243

Price \$349,000

Bedrooms 4



Bathrooms	2.00
Full Baths	1
Square Footage	1,288
Acres	0.24
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Amanda Rodriguez
Listing Office	Real Brokerage Technologies, Inc.

## Community Information

Address	2394 Dan Ward
Subdivision	N/A
City	Merced
County	Merced
Zip Code	95348

## Amenities

Parking	None
Garages	None
View	Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	Recessed Lighting, All Bedrooms Down, Ceiling Fan(s)
Appliances	Dishwasher, Electric Range, Microwave, 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 November 5th, 2025

Days on Market 18

Short Sale N

RE / Bank Owned N

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