

# \$275,000 - 1311 Winton Way, Atwater

MLS® #MC26008243

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## \$275,000

2 Bedroom, 1.00 Bathroom, 959 sqft  
Residential on 0 Acres

N/A, Atwater,

Charming 2-bedroom, 1-bath home offering 959 sq ft of comfortable living space on a spacious 5,750 sq ft lot. Zoned Central Commercial (C-C), this property is situated in the heart of downtown Atwater and is currently used as residentialâ€”providing a unique opportunity for business or personal use. The inviting front yard welcomes you just minutes from shops, schools, and freeway access. Step inside to a cozy living room with a fireplace that flows seamlessly into the formal dining area, perfect for entertaining. The large, open kitchen features ample cabinetry for storage and plenty of room to cook and gather. Both bedrooms are generously sized, and the home includes convenient indoor laundry. The backyard is completely cemented, offering low maintenance and abundant space for parkingâ€”ideal for multiple vehicles or potential commercial use. Don't miss this versatile property close to all that downtown Atwater has to offer.



Built in 1945

## Essential Information

MLS® #	MC26008243
Price	\$275,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	959

Acres	0.13
Year Built	1945
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jeff Nightengale
Listing Office	London Properties Ltd - Merced

### **Community Information**

Address	1311 Winton Way
Subdivision	N/A
City	Atwater
County	Merced
Zip Code	95301

### **Amenities**

Parking	Driveway, RV Access/Parking
Garages	Driveway, RV Access/Parking
View	Neighborhood
Pool	None

### **Exterior**

Lot Description	Back Yard
Roof	Composition

### **Interior**

Interior Features	Open Floorplan, All Bedrooms Down
Appliances	Electric Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Atwater
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### **Additional Information**

Date Listed	January 13th, 2026
Days on Market	15
Short Sale	N
RE / Bank Owned	N

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