

\$400,000 - 2620 Balsam Court, Madera

MLS® #MD25083252

\$400,000

3 Bedroom, 2.00 Bathroom, 1,627 sqft
Residential on 0 Acres

N/A, Madera,

Comfort and charm await you in this cul de sac home surrounded by the best neighbors one could imagine. This home has it all - living room with fireplace, dining room, family room and inside laundry. The kitchen features a large center island with storage plus a whole wall of extra cabinets. One of the bedrooms also has a full wall of built in cabinets with lighting highlights, making it ideal as an office or hobby room. No shortage of space here. The family room with its ample space has been used as a dining room, illustrative of the flexibility of the floor plan. Both bathrooms have had some updating. A big bonus for this property is the large back yard, in fact, three back yards. One could be a dog run, another is the actually used back yard with a quaint gazebo, and the third, with a storage shed, is a large open space that could accommodate an ADU or RV.



Built in 1980

Essential Information

MLS® #	MD25083252
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,627
Acres	0.34
Year Built	1980

Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Ken Neufeld
Listing Office	London Properties Ltd

Community Information

Address	2620 Balsam Court
Area	MD637 - Madera 93637
Subdivision	N/A
City	Madera
County	Madera
Zip Code	93637

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
Parking Spaces	2
Parking	Door-Single, Driveway, Garage Faces Front, Garage, Driveway Level, RV Potential
# of Garages	2
Garages	Door-Single, Driveway, Garage Faces Front, Garage, Driveway Level, RV Potential
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Lawn, Landscaped, Level, Sprinkler System, Street Level, Cul-De-Sac, Front Yard, Irregular Lot, Yard
Roof	Composition
Construction	Stucco
Foundation	Slab, Concrete Perimeter

Interior

Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, Storage, Bedroom on Main
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	Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Tile Counters
Appliances	Dishwasher, Electric Oven, Free-Standing Range, Disposal, Microwave, Refrigerator, Range Hood, Water Heater, Dryer, Washer, Electric Range
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

School Information

District	Madera Unified
Elementary	Lincoln
Middle	Thomas Jefferson

Additional Information

Date Listed	April 15th, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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