

# **\$524,999 - 2256 Gerber Avenue, Sacramento**

MLS® #ML81993837

**\$524,999**

2 Bedroom, 1.00 Bathroom, 943 sqft

Residential on 0 Acres

N/A, Sacramento,

Welcome to this beautifully updated 2-bedroom Craftsman-style home on a tree lined street located just a stones throw away from UC Davis Children's Hospital. This one-story gem boasts timeless character with modern updates that offer a perfect blend of comfort, charm, and convenience. This home features a beautiful brick facade and hardwood floors, creating a cozy and stylish atmosphere. Both bedrooms offer direct access to the backyard. The living room includes a gas fireplace, perfect for unwinding. The bathroom is equipped with dual sinks and a walk-in shower. The kitchen boasts a gas range, ample counter space, and modern cabinets with pull-out organizers for easy storage and meal prep. A washer and dryer are included, and the home is wheelchair accessible for easy access. The large lot offers plenty of outdoor space, including a separate one-car garage and a bonus shop area for hobbies or extra storage. With alley access and a long driveway, there is ample off-street parking. Located in the vibrant family-friendly North Oak Park neighborhood where kids and dogs are often out for walks, this home is ideally positioned to enjoy the local community. Whether you're heading to nearby parks or shopping, you'll appreciate the close proximity to all the conveniences of Sacramento.



Built in 1930

## Essential Information

MLS® #	ML81993837
Price	\$524,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	943
Acres	0.11
Year Built	1930
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Dakota Dillon
Listing Office	Dakota Dillon Real Estate

## Community Information

Address	2256 Gerber Avenue
Area	699 - Not Defined
Subdivision	N/A
City	Sacramento
County	Sacramento
Zip Code	95817

## Amenities

Parking Spaces	1
Parking	Off Street
# of Garages	1
Garages	Off Street

## Exterior

Roof	Shingle
Foundation	Brick/Mortar

## Interior

Interior	Tile, Wood
Interior Features	Utility Room
Appliances	Dishwasher, Disposal, Refrigerator, Range Hood
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1

## School Information

District	Sacramento City Unified
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## Additional Information

Date Listed	February 12th, 2025
Days on Market	23
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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