

\$579,000 - 5947 Woodglade Avenue, Citrus Heights

MLS® #ML82024348

\$579,000

4 Bedroom, 2.00 Bathroom, 1,903 sqft
Residential on 0 Acres

N/A, Citrus Heights,

Investors Dream or Owner-User Opportunity in Citrus Heights! Duplex on a spacious corner lot! a rare find offering versatility, steady income, and tons of upside potential. Each unit features 2 bedrooms and 1 bath, a bright, open living area, and a good-sized kitchen. Both units include their own one-car garage, a private fenced backyard, and enjoy a beautifully kept front yard that enhances curb appeal. Major improvements are already done for you with a newer roof and HVAC system, ensuring low maintenance for years to come. Both tenants are long-term and currently month-to-month, leaving the perfect opportunity to adjust below-market rents or even live in one unit and rent the other. With its prime Citrus Heights location, solid structure, and untapped rental potential, this property is ideal for investors looking for value growth or homeowners seeking supplemental income. Opportunities like this dont come often!



Built in 1979

Essential Information

MLS® #	ML82024348
Price	\$579,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,903

Acres	0.22
Year Built	1979
Type	Residential
Status	Closed
Listing Agent	Kathleen Davis
Listing Office	Coldwell Banker Realty

Community Information

Address	5947 Woodglade Avenue
Area	699 - Not Defined
Subdivision	N/A
City	Citrus Heights
County	Sacramento
Zip Code	95621

Amenities

Parking Spaces	2
# of Garages	2
Pool	None

Exterior

Exterior	Stucco
Roof	Composition
Construction	Stucco
Foundation	Slab

Interior

Interior	Carpet
Heating	Central
Cooling	Central Air
# of Stories	1

School Information

District	Other
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Additional Information

Date Listed	October 9th, 2025
Days on Market	15
Zoning	RD5

Short Sale N

RE / Bank Owned N

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