

# **\$725,000 - 7950 Marchant, Atascadero**

MLS® #NS24233120

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## **\$725,000**

4 Bedroom, 2.00 Bathroom, 1,829 sqft  
Residential on 0 Acres

ATNorthwest(20), Atascadero,

This lovingly updated 4-bedroom, 2-bath home is a gem, offering 1,829+/- square feet of thoughtfully designed living space on a spacious 12,632+/-sqft corner lot. Originally built in 1963, this home combines vintage charm with modern updates, creating a warm and welcoming environment where comfort and style come together. As you step inside, the heart of the home awaits—the kitchen, where ample storage and functional design make meal prep a joy. The adjacent living room, both bathed in natural light, are made for gathering and relaxation. A beautiful double-faced brick fireplace anchors the space, providing warmth and character to both the living room and the kitchen. The home's open floor plan flows effortlessly, allowing easy access from the kitchen to the formal dining room, which leads you to the private backyard. At the opposite end of the home, you'll find two of the guest bedrooms, that may offer a quiet and restful retreat. The comfortable family room, adorned with wood-burning stove and custom brickwork, offers a space for casual gatherings or cozy evenings. Large windows throughout the home invite natural light in, including the guest bedroom, which overlooks the landscaped backyard and may offer a serene place to unwind. The well-appointed laundry room, located near the back of the home, provides convenience and easy access to the oversized two-car garage, which includes additional storage options. Outside, the



custom concrete and brickwork flows throughout the property, enhancing the home's curb appeal and outdoor living spaces. The mature landscaping may create a tranquil atmosphere, inviting moments of relaxation in the private backyard. Ample parking is available with a pass-through driveway at the corner of the property, along with additional parking on both sides, offering plenty of options for guests. Every inch of this home has been thoughtfully designed to offer a harmonious blend of comfort, style, and functionality. 7950 Marchant Ave is a place where memories have been made and where thoughtful details elevate the everyday living experience. Welcome home.

Built in 1963

**Essential Information**

MLS® #	NS24233120
Price	\$725,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,829
Acres	0.29
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Val Wan Sak
Listing Office	Merrill & Associates Real Estate

**Community Information**

Address	7950 Marchant
Area	ATSC - Atascadero
Subdivision	ATNorthwest(20)
City	Atascadero
County	San Luis Obispo

Zip Code	93422
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## Amenities

Parking Spaces	2
Parking	Driveway, Garage, Concrete, Garage Faces Front, On Site, On Street, Oversized, RV Access/Parking
# of Garages	2
Garages	Driveway, Garage, Concrete, Garage Faces Front, On Site, On Street, Oversized, RV Access/Parking
View	Neighborhood
Pool	None

## Exterior

Exterior	Stucco
Exterior Features	Brick Driveway
Lot Description	Corner Lot, ZeroToOneUnitAcre
Roof	Composition
Construction	Stucco
Foundation	Raised, Slab

## Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, All Bedrooms Down, Breakfast Bar, Pantry
Appliances	Dishwasher, Refrigerator, Gas Oven, Gas Range, Gas Water Heater, Water Softener
Heating	Fireplace(s), Forced Air, Wood Stove
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Kitchen, Multi-Sided, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Atascadero Unified
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## Additional Information

Date Listed	November 13th, 2024
Days on Market	106
Zoning	RSFY

Short Sale                    N

RE / Bank Owned        N

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