

\$999,999 - 8340 Marchant Avenue, Atascadero

MLS® #NS25070847

\$999,999

4 Bedroom, 3.00 Bathroom, 2,648 sqft
Residential on 1 Acres

N/A, Atascadero,

Welcome to 8340 Marchant Avenue in Atascadero! This exceptional property is situated on over half an acre right in the heart of town, offering a rare combination of privacy, space, and convenience. The usable lot is beautifully landscaped, featuring an automatic gated entry, a spacious patio, a lush lawn, and garden areas—all framed by picturesque views. Just a block from Atascadero Lake Park, this home truly captures the essence of Central Coast living.

Step inside to be greeted by a spacious entryway with soaring ceilings and luxury vinyl plank flooring that flows throughout the main level. The versatile office or bonus room, framed by elegant French doors, offers flexibility for work or relaxation. The expansive living room is warm and inviting, centered around an attractive pellet stove fireplace. The chef's kitchen is both stylish and functional, boasting granite countertops at the center island, an oversized pantry, and a convenient coffee bar. Nearby, the laundry room features built-in cabinetry, adding to the home's practical charm. An additional office on the main level can easily function as a fifth bedroom, and a well-placed half bath completes the downstairs layout.

Upstairs, you'll find four generously sized bedrooms and two full bathrooms, including the spacious primary suite. The primary bedroom is a true retreat, featuring a walk-in



closet and an en suite bathroom with a shower, tub, and dual sinks. The hall bath also offers dual sinks, making busy mornings a breeze.

Additional features include a reverse osmosis and Pelican water filtration system, as well as a 10KW owned solar system with a Tesla chargerâ€”perfect for modern, sustainable living, and you'll find a cozy chicken coop ready for your feathered friends to settle in, plus a generous garage perfect for storage or hobbies.

With its prime location, thoughtful layout, and impressive amenities, 8340 Marchant Avenue is more than just a homeâ€”itâ€™s a lifestyle. Donâ€™t miss your chance to make it yours!

Built in 2005

Essential Information

MLS® #	NS25070847
Price	\$999,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,648
Acres	0.67
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Heather Roda
Listing Office	Platinum Properties

Community Information

Address	8340 Marchant Avenue
Area	ATSC - Atascadero

Subdivision	N/A
City	Atascadero
County	San Luis Obispo
Zip Code	93422

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Driveway, Garage Faces Front, Garage, Asphalt
# of Garages	2
Garages	Door-Multi, Driveway, Garage Faces Front, Garage, Asphalt
View	Hills, Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security Gate

Exterior

Lot Description	Back Yard, Front Yard, Lawn, Landscaped
Roof	Composition, Shingle
Foundation	Slab

Interior

Interior	Vinyl
Interior Features	Eat-in Kitchen, High Ceilings, Primary Suite, Walk-In Pantry, Walk-In Closet(s)
Heating	Forced Air, Pellet Stove
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Pellet Stove
# of Stories	2
Stories	Two

School Information

District	Atascadero Unified
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Additional Information

Date Listed	March 31st, 2025
Days on Market	4
Zoning	RSFX
Short Sale	N

RE / Bank Owned N

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