

# **\$1,100,000 - 8290 Hermosa Ave, Atascadero**

MLS® #NS25134494

---

## **\$1,100,000**

3 Bedroom, 3.00 Bathroom, 2,361 sqft  
Residential on 3 Acres

ATNorthwest(20), Atascadero,

Private Westside Property on 2.7 Acres –  
Just Minutes from Downtown Atascadero  
Tucked away in one of Atascadero’s quiet  
west side neighborhoods, this charming and  
spacious 3-bedroom, 3-bathroom home offers  
the perfect balance of privacy, natural beauty,  
and convenience. Although it feels like a  
peaceful country escape, you’re only  
minutes from the heart of town and all its  
amenities.

Inside, the layout is both functional and  
inviting. The formal living room and dining area  
flow seamlessly into a cozy family room with a  
fireplace, all open to the kitchen – ideal for  
entertaining or everyday living. Abundant  
windows allow natural light to pour in and  
provide serene views of the surrounding  
landscape.

The generously sized primary suite, complete  
with a seating area or den, with direct  
backyard access, and stunning views of the  
trees and outdoor space. The second  
bedroom offers its own unique bonus – a  
private seating area, a mini kitchenette, and  
even a separate entrance – perfect for guests  
or extended family.

Set on an impressive 2.7-acre parcel adorned  
with scattered oaks and thoughtful  
landscaping, this property size is a rare find so  
close to town. Whether you dream of hosting  
gatherings, enjoying peaceful mornings on the  
deck, or starting your own 4H projects, this  
land offers the space and flexibility to make it  
your own.



Outdoors, youâ€™ll find multiple stone walkways leading to tranquil seating areas, a large wooden deck with a bench swing, hot tub, and beautifully designed spaces that feel like your own private nature retreat. Donâ€™t miss your chance to own this one-of-a-kind property. Homes like thisâ€™with acreage, charm, and locationâ€™donâ€™t come along often. Call today to schedule your private showing!

Built in 1998

Essential Information

MLS® #	NS25134494
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	2,361
Acres	2.70
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Michele Smith
Listing Office	eXp Realty of California, Inc.

Community Information

Address	8290 Hermosa Ave
Area	ATSC - Atascadero
Subdivision	ATNorthwest(20)
City	Atascadero
County	San Luis Obispo
Zip Code	93422

Amenities

Utilities	Phone Available, Sewer Connected, Water Connected, Cable Connected, Propane
-----------	---

Parking Spaces	2
Parking	Driveway, Garage, Asphalt, Concrete, Door-Multi, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage, Asphalt, Concrete, Door-Multi, Garage Faces Front
View	Neighborhood, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Front Yard, Sprinklers Timer, Trees, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinklers Manual
Windows	Double Pane Windows, Blinds, Screens
Construction	Stucco
Foundation	Slab

## Interior

Interior	Laminate, Tile, See Remarks
Interior Features	Breakfast Bar, Breakfast Area, Ceiling Fan(s), High Ceilings, Storage, Primary Suite, Walk-In Closet(s), All Bedrooms Down, Tile Counters
Appliances	Dishwasher, Gas Cooktop, Refrigerator, Water Heater, Propane Range
Heating	Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Propane
# of Stories	1
Stories	One

## School Information

District	Atascadero Unified
----------	--------------------

## Additional Information

Date Listed	June 17th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 28th, 2026 at 2:42pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT

guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.