

# \$639,000 - 8390 San Gabriel, Atascadero

MLS® #NS25259534

**\$639,000**

2 Bedroom, 1.00 Bathroom, 948 sqft

Residential on 2 Acres

N/A, Atascadero,

Rare opportunity in Atascadero. This 2-bedroom, 1-bath home rests on 1.65 flat, usable acres and includes a versatile detached shop with power, a large concrete pad and open bay, plus 220-volt power wired in several areas of the property and shop. The property also offers beautiful views of the surrounding Atascadero hills of the Santa Lucia Range and is fully fenced with dual gated entrances.

Inside the home you'll find wood flooring in the living area, indoor laundry, and a bathroom featuring a tiled shower, tile flooring with an updated vanity. In front there's ample parking with stamped concrete pavers throughout the driveway entry.

Endless potential here: build a second dwelling, bring your animals, build out your hobbies, install a pool, or live in the existing home while you design your dream build. This is the blank slate many buyers search for and rare at this price point.

Conveniently located near an elementary school, the Charles Paddock Zoo, Atascadero Lake, local parks and the Sunken Gardens, just a short 20-minute drive to Morro Bay and San Luis Obispo. A fantastic fit for commuters, investors or anyone wanting space, privacy and future upside.



Built in 1959

## Essential Information

MLS® #	NS25259534
Price	\$639,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	948
Acres	1.65
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Amber Johnson
Listing Office	Pillar Real Estate

## **Community Information**

Address	8390 San Gabriel
Area	ATSC - Atascadero
Subdivision	N/A
City	Atascadero
County	San Luis Obispo
Zip Code	93422

## **Amenities**

Parking Spaces	1
# of Garages	1
View	Neighborhood
Pool	None

## **Exterior**

Lot Description	Street Level
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## **Interior**

Interior Features	All Bedrooms Down
Cooling	Evaporative Cooling
Fireplaces	None
# of Stories	1
Stories	One

## **School Information**

District Atascadero Unified

## Additional Information

Date Listed October 11th, 2025  
Days on Market 11  
Short Sale N  
RE / Bank Owned N

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