

\$1,499,999 - 10448 Egret Avenue, Fountain Valley

MLS® #OC25076569

\$1,499,999

5 Bedroom, 3.00 Bathroom, 2,235 sqft
Residential on 0 Acres

Not Defined, Fountain Valley,

Welcome to this gorgeous two-story home in the heart of Fountain Valley, featuring a highly sought-after primary suite conveniently located on the main floor. You're greeted by a beautifully manicured front yard and an inviting entrance that opens to a bright, open-concept layout enhanced by recessed LED lighting throughout and new LVT flooring.

The spacious family room boasts a charming brick fireplace, perfect for cozy evenings. Just off the family room, the living room offers seamless access to the backyard through sliding glass doors—ideal for indoor/outdoor entertaining. The updated kitchen flows into the dining area and features modern finishes, creating a perfect space for gathering.

The downstairs primary suite is a true retreat, complete with a ceiling fan, walk-in closet, and a luxurious en suite bathroom offering dual sinks and a glass-enclosed shower. Sliding glass doors lead from the suite to a private patio—your own peaceful escape. Upstairs, you'll find generously sized bedrooms filled with natural light.

Step outside to your beautifully landscaped backyard featuring a large, semi-covered patio, mature greenery, and a built-in BBQ island—perfect for relaxing or entertaining.

Updates include a custom staircase, remodeled kitchen and bathrooms, re-lined



sewer line from the residence to the street, a complete HVAC system (under 5 years old), and a water heater (under 4 years old).

NO HOA! Donâ€™t miss your chance to own this move-in-ready gem. Schedule your private showing today!

Built in 1965

Essential Information

MLS® #	OC25076569
Price	\$1,499,999
Bedrooms	5
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,235
Acres	0.16
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Michelle Fullbright
Listing Office	Redfin

Community Information

Address	10448 Egret Avenue
Area	16 - Fountain Valley / Northeast HB
Subdivision	Not Defined
City	Fountain Valley
County	Orange
Zip Code	92708

Amenities

Parking Spaces	4
Parking	Concrete, Direct Access, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, On Site, Public, On Street, Side By Side

# of Garages	2
Garages	Concrete, Direct Access, Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage, Garage Door Opener, On Site, Public, On Street, Side By Side
View	Neighborhood
Pool	None

Exterior

Exterior	Copper Plumbing
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Lawn, Landscaped, Level
Roof	Composition, Fiberglass
Construction	Copper Plumbing

Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), Crown Molding, Pull Down Attic Stairs, Recessed Lighting, Wired for Data, Wired for Sound, Entrance Foyer, Main Level Primary
Appliances	Barbecue, Dishwasher, Disposal, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator, Water Heater
Heating	Central, ENERGY STAR Qualified Equipment, Fireplace(s)
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

School Information

District	Fountain Valley
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Additional Information

Date Listed	April 15th, 2025
Days on Market	22
Short Sale	N
RE / Bank Owned	N

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