

\$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! Don'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

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|----------|-----------------|
| 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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