

# **\$1,089,868 - 13432 Adland Street, Garden Grove**

MLS® #OC25085235

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**\$1,089,868**

4 Bedroom, 2.00 Bathroom, 1,249 sqft

Residential on 0 Acres

None, Garden Grove,

Welcome to your spacious and beautifully maintained single-story home, ideally located in the heart of Garden Grove. The contemporary 4-bedroom, 2-bathroom cul-de-sac property sits in a peaceful and friendly neighborhood and features an expansive, inviting front yard, attached 2-car garage. Location, Location, Location provides 15-20-minute access to attractions, restaurants, shopping and more! As you step inside, the well-designed floor plan that flows effortlessly from the entryway into the bright living room and formal dining area, all enhanced by elegant tile flooring throughout. The renovated kitchen is a true highlight, featuring granite countertops, rich dark wood cabinetry, and sleek stainless-steel appliances—perfect for both everyday living and entertaining. This home has been thoughtfully upgraded in recent years, including a newer roof, dual-pane windows, central air conditioning, and updated copper plumbing throughout. Step outside to the covered patio and enjoy a massive backyard (ADU potential) filled with mature fruit trees, lush landscaping, and vibrant gardens. It's the perfect space to relax or host gatherings with family and friends.



Built in 1955

## **Essential Information**

MLS® #

OC25085235

Price	\$1,089,868
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,249
Acres	0.18
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Jeremy Leclair
Listing Office	Anvil Real Estate

### Community Information

Address	13432 Adland Street
Area	63 - Garden Grove S of Chapman, W of Euclid
Subdivision	None
City	Garden Grove
County	Orange
Zip Code	92843

### Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None
Pool	None

### Exterior

Exterior	Drywall, Frame
Lot Description	Cul-De-Sac, Front Yard, Sprinkler System
Windows	Double Pane Windows
Roof	Asphalt
Construction	Drywall, Frame
Foundation	See Remarks

## Interior

Interior	Tile
Interior Features	Separate/Formal Dining Room, Granite Counters, All Bedrooms Down, Brick Walls
Appliances	Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Microwave
Heating	Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Garden Grove Unified
Elementary	Mitchell
High	Garden Grove

## Additional Information

Date Listed	April 1st, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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