

# **\$996,500 - 13262 Blue Spruce Avenue, Garden Grove**

MLS® #OC25094618

**\$996,500**

3 Bedroom, 2.00 Bathroom, 1,276 sqft

Residential on 1 Acres

other, Garden Grove,

Welcome to this Beautiful and well kept 3 Bedroom, 2 bath home. Comes with an spacious Kitchen and dining area. Ideally located for comfortable and Convenient living. New AC and Heating unit. Kitchen cabinets, Granite counter tops , Stainless steel appliances almost brand new. Close to major shopping centers schools , Hospitals, only few minutes to Disneyland and other entertainment centers. Quick access to freeways ; I-5, 405 and 22 freeway. Very close to LA Airport and John Wayne- Santa Ana airport. This is a Must see !!! Great opportunity to buy a Beautiful home with a large front and back yard with a swimming pool with brand new pump and heater; in Prime location. A Must See !!! Do not miss this opportunity !!!



Built in 1959

## **Essential Information**

MLS® #	OC25094618
Price	\$996,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,276
Acres	1.30
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence

Style	Traditional
Status	Closed
Listing Agent	Sashi Narayan
Listing Office	eXp Realty of California Inc

## Community Information

Address	13262 Blue Spruce Avenue
Area	72 - Orange & Garden Grove, E of Harbor, N of 22 F
Subdivision	other
City	Garden Grove
County	Orange
Zip Code	92840

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Fenced, Filtered, In Ground, Private

## Exterior

Exterior	Stucco, Wood Siding, Brick, Glass
Lot Description	ZeroToOneUnitAcre, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front
Windows	Wood Frames
Roof	Shingle
Construction	Stucco, Wood Siding, Brick, Glass
Foundation	Raised

## Interior

Interior	Wood
Interior Features	Granite Counters, Open Floorplan, All Bedrooms Down
Appliances	Dishwasher, Gas Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1

Stories One

## School Information

District Orange Unified

## Additional Information

Date Listed April 29th, 2025

Days on Market 1

Short Sale N

RE / Bank Owned N

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