

# **\$1,150,000 - 2305 Almeza Avenue, Rowland Heights**

MLS® #OC25097611

**\$1,150,000**

4 Bedroom, 2.00 Bathroom, 1,658 sqft

Residential on 0 Acres

N/A, Rowland Heights,

Location, Location, Location... Beautiful single level ranch home on a private cul de sac street! Nestled on a private road, this prime corner lot home has approx. 17,625 sq ft lot! This home boasts 4 bedrooms & 2 bathrooms on approx. 1,658 sq ft of living space! You are greeted w/a large living room and leads you to the stunning mid century kitchen with an abundance of cabinet space - customized specifically for the home, tons of counter space and center island w/built in appliances. Kitchen opens up to formal dining area and access to the backyard through french doors! Large master bedroom w/en-suite bathroom & french doors w/access to the backyard. All remaining bedrooms are abundant in size & share an over-sized hallway bathroom. Large, beautiful backyard with covered patio, fire pit & garden. The possibilities are endless as the lot is nice and level and fully accessible! You have a two car garage with RV access 35x60, plus a bonus workshop area! Huge over-sized driveway for all your parking needs! More upgrades include central heating/air, large functional floor plan, convenient laundry space in garage and sprinkler system! Centrally located near dining, shopping, entertainment, schools and easy freeway access! Don't miss the opportunity to own this beautiful home. This one will not last!



Built in 1964

## **Essential Information**

MLS® #	OC25097611
Price	\$1,150,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,658
Acres	0.40
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Eddie Li
Listing Office	IRES Partners Inc.

## Community Information

Address	2305 Almeza Avenue
Area	652 - Rowland Heights
Subdivision	N/A
City	Rowland Heights
County	Los Angeles
Zip Code	91748

## Amenities

Parking Spaces	2
Parking	Direct Access, Driveway, Garage, RV Access/Parking
# of Garages	2
Garages	Direct Access, Driveway, Garage, RV Access/Parking
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows

## Interior

Interior Features	Granite Counters, High Ceilings, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Ceiling Fan(s)
Heating	Central
Cooling	Central Air

Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Rowland Unified
Elementary	Killian
Middle	Alvarado
High	Rowland

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	19
Zoning	LCA112000*
Short Sale	N
RE / Bank Owned	N

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