

# **\$549,000 - 33 Abrazo Aisle # 174, Irvine**

MLS® #OC25127180

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## **\$549,000**

1 Bedroom, 1.00 Bathroom, 728 sqft  
Residential on 1 Acres

Tiempo (TI), Irvine,

**BEST VALUE** for a 1-bedroom in Irvine!

Welcome to 33 Abrazo Aisle, a charming and spacious ground-level condo located in the desirable Tiempo community of Westpark. Ideally situated directly across from the community pool and spa, this 1-bedroom home offers a generous private patio perfect for gardening, BBQs, or simply relaxing outdoors.

Step inside to a bright and open floorplan featuring fresh interior paint and newer carpet. The well-appointed kitchen comes fully equipped with all major appliances—including a refrigerator—making move-in a breeze. The spacious bedroom showcases laminate wood flooring and a walk-in closet, while the front patio includes a convenient laundry closet with a washer and dryer.

Residents of Tiempo enjoy resort-style amenities including sparkling pools, a spa, and tennis courts. The location offers unparalleled convenience, just minutes from The Crossroads, Diamond Jamboree, and The District, with easy access to the 5 and 405 freeways for a seamless commute. Zoned for top-rated Irvine schools, including University High School, this home is an ideal opportunity for first-time buyers, downsizers, or savvy investors.

Don't miss out on this incredible value in one of Irvine's most sought-after



communities!

Built in 1988

**Essential Information**

MLS® #	OC25127180
Price	\$549,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	728
Acres	1.34
Year Built	1988
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Min Seo
Listing Office	Redfin

**Community Information**

Address	33 Abrazo Aisle # 174
Area	WP - Westpark
Subdivision	Tiempo (TI)
City	Irvine
County	Orange
Zip Code	92614

**Amenities**

Amenities	Maintenance Grounds, Management, Pool, Spa/Hot Tub, Sport Court
Parking Spaces	1
Parking	Detached Carport
Garages	Detached Carport
View	Neighborhood, Pool
Has Pool	Yes
Pool	Association, Community, Heated, In Ground

**Interior**

Interior	Carpet, Laminate
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Interior Features	All Bedrooms Down, Open Floorplan, Tile Counters, Unfurnished, Walk-In Closet(s)
Appliances	Gas Water Heater, Built-In Range, Convection Oven, Dishwasher, Dryer, Electric Cooktop, Electric Oven, Microwave, Range Hood, Refrigerator, Washer
Heating	Natural Gas, Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	One

### **School Information**

District	Irvine Unified
Elementary	Culverdale/Westpark
Middle	South Lake
High	University

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	57
Zoning	R
Short Sale	N
RE / Bank Owned	N

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