

\$1,449,000 - 18417 Mount Kristina Street, Fountain Valley

MLS® #OC25181982

\$1,449,000

4 Bedroom, 3.00 Bathroom, 2,125 sqft

Residential on 0 Acres

Award (Magnolia & Ellis) (AWAR), Fountain Valley,

Opportunity Knocks! Welcome Home to Beautiful Fountain Valley!! Discover timeless comfort, generous space, and endless opportunity in this thoughtfully designed four-bedroom, three-bathroom home located in the highly sought-after Award Estates tract—one of Fountain Valley's most desirable neighborhoods.

From the moment you step inside, soaring cathedral ceilings and an abundance of natural light greet you, creating an airy and inviting atmosphere throughout the expansive living room—perfect for lively gatherings or quiet evenings at home. A formal dining room sets the stage for special occasions, while a cozy breakfast nook offers a warm space for everyday meals.

Downstairs, the spacious family room opens directly to a private backyard oasis, ideal for entertaining or relaxing under the stars. Surrounded by mature landscaping, this tranquil outdoor retreat invites endless possibilities—whether you envision a lush garden, al fresco dining, or even a future ADU.

Upstairs, the primary suite serves as a true sanctuary with cathedral ceilings, a private balcony, dual sinks, a walk-in closet, and an en-suite bathroom with a separate shower and toilet. Two additional bedrooms share the upper level and enjoy a lovely view of the Saddleback Mountains on a clear day from



both rooms while a fourth bedroom downstairs provides flexibility for guests, multi-generational living, or a home office.

Additional highlights include, attached two-car garage with direct access, Side yard with RV/recreational vehicle parking on a Quiet, established street with no HOA!

But wait! There's more! Perfectly situated near Helm Park, award-winning schools, shopping, dining, beaches, and major freeways, this residence embodies the best of Fountain Valley living. More than just a place to live, this home is a canvas for your next chapterâ€"offering space, comfort, and boundless potential.

Built in 1978

Essential Information

MLS® #	OC25181982
Price	\$1,449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,125
Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Krystle Bevins
Listing Office	Realty One Group West

Community Information

Address	18417 Mount Kristina Street
Area	16 - Fountain Valley / Northeast HB
Subdivision	Award (Magnolia & Ellis) (AWAR)

City Fountain Valley
County Orange
Zip Code 92708

Amenities

Utilities Electricity Connected, Water Connected
Parking Spaces 2
Parking Garage, Driveway
of Garages 2
Garages Garage, Driveway
View Neighborhood
Pool None

Exterior

Exterior Stucco
Lot Description Lawn, Sprinklers Manual
Windows Blinds
Roof Tile
Construction Stucco
Foundation Slab

Interior

Interior Carpet, Tile
Interior Features Walk-In Closet(s), Beamed Ceilings, Breakfast Area, Cathedral Ceiling(s), Separate/Formal Dining Room
Appliances Dishwasher, Gas Cooktop
Heating Central, Fireplace(s)
Cooling None
Fireplace Yes
Fireplaces Gas, Living Room
of Stories 2
Stories Two

School Information

District Huntington Beach Union High
Elementary Courreges
Middle Fulton
High Fountain Valley

Additional Information

Date Listed August 2nd, 2025

Days on Market 103

Short Sale N

RE / Bank Owned N

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