

\$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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