

\$880,000 - 1301 Courtney Avenue, Fullerton

MLS® #OC25193374

\$880,000

3 Bedroom, 2.00 Bathroom, 1,218 sqft
Residential on 0 Acres

OTHER, Fullerton,

Welcome to this beautifully updated single-level home offering 1,218 square feet of living space on a generous 7,200 sq. ft. lot. Perfectly positioned backing to Gilbert Park and Community Center, this residence combines modern upgrades with a prime location in the heart of Fullerton. Inside, youâ€™ll find a bright and inviting layout featuring 3 spacious bedrooms, a formal dining room, and a large sunroom (approx. 175 sq. ft. not included in square footage) â€“ ideal for additional living, work, or entertaining space. The fully remodeled kitchen is the heart of the home, showcasing sleek quartz countertops, a new dishwasher, and a newer freestanding gas range. Both bathrooms have been thoughtfully updated with stylish finishes to enhance everyday comfort. Highlights & Upgrades â€¢ Brand new HVAC system (furnace, condenser & ducting) â€¢ Dual-pane windows throughout â€¢ Recessed lighting throughout the home â€¢ Newer vinyl flooring (carpet-free living!) â€¢ Fresh interior & exterior paint â€¢ Professionally landscaped front yard with new artificial turf â€¢ Modern new front door Additional features include a 2-car attached garage, a low tax rate of just 1.066%, and no Mello-Roos. Originally built in 1955, this home blends timeless character with todayâ€™s modern conveniences. Donâ€™t miss your chance to own this move-in ready home that backs to the park and enjoy the best of community living in Fullerton!...Ohhh and 1 more thing..this home offers excellent



ADU potential!!!!

Built in 1955

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | OC25193374 |
| Price | \$880,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Square Footage | 1,218 |
| Acres | 0.17 |
| Year Built | 1955 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Sam Chinarian |
| Listing Office | Coldwell Banker Realty |

Community Information

| | |
|-------------|----------------------|
| Address | 1301 Courtney Avenue |
| Area | 83 - Fullerton |
| Subdivision | OTHER |
| City | Fullerton |
| County | Orange |
| Zip Code | 92833 |

Amenities

| | |
|----------------|--|
| Utilities | Cable Connected, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2 |
| Parking | Asphalt, Concrete, Driveway Level, Garage, Garage Door Opener, Gated, RV Potential |
| # of Garages | 2 |
| Garages | Asphalt, Concrete, Driveway Level, Garage, Garage Door Opener, Gated, RV Potential |
| View | None |
| Pool | None |
| Security | Security System, Smoke Detector(s) |

Exterior

| | |
|-----------------|---|
| Exterior | Stucco |
| Lot Description | Back Yard, Corner Lot, Front Yard, Level, Near Park |
| Windows | Double Pane Windows, Screens |
| Roof | Composition |
| Construction | Stucco |

Interior

| | |
|-------------------|--|
| Interior | Laminate, Tile, Vinyl |
| Interior Features | All Bedrooms Down, Bedroom on Main Level, Block Walls, Eat-in Kitchen, Main Level Primary, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances | Refrigerator, Free-Standing Range, Gas Oven, Gas Range, Range Hood, Water Heater |
| Heating | Central |
| Cooling | Central Air |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

School Information

| | |
|------------|----------------------------|
| District | Fullerton Joint Union High |
| Elementary | Orangethorpe |
| Middle | Nicolas |
| High | Buena Park |

Additional Information

| | |
|-----------------|-------------------|
| Date Listed | August 27th, 2025 |
| Days on Market | 22 |
| Short Sale | N |
| RE / Bank Owned | N |

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