

# \$880,000 - 1301 Courtney Avenue, Fullerton

MLS® #OC25193374

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## \$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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