

\$1,488,888 - 2226 Etiwanda Street, San Diego

MLS® #OC25267307

\$1,488,888

3 Bedroom, 2.00 Bathroom, 1,700 sqft
Residential on 0 Acres

Ocean Beach, San Diego,

Sometimes a home doesnâ€™t just invite you inâ€”it rescues you.

Tucked into the heart of Ocean Beach, 2226 Etiwanda feels less like an address and more like a long-exhaled breath you didnâ€™t realize youâ€™d been holding. From the moment you step onto the wide Trex front patioâ€”firelight flickering against coastal eveningsâ€”you feel the pace of life slow just enough for connection, laughter, and the simple joy of being present.

Inside, warmth greets you in every detail. Hardwood floors carry the quiet stories of a home cared for and loved. Fresh paint brightens each room like a new beginning. The kitchenâ€”remodeled with quartz counters and stainless steel appliancesâ€”becomes the kind of space where conversations linger long after meals are done. Bathrooms have been thoughtfully updated, including a serene dual-vanity retreat where morning routines feel a little less rushed.

But the heart of this property lies in its versatility and generosity. The 375 sq. ft. bonus room, now transformed into a 1-bedroom 1-full Bathroom studio apartment, offers something rare: possibility. Itâ€™s a haven for a family member who needs supportâ€”a refuge for a friend rebuildingâ€”a private space for creative workâ€”or a source of supplemental income that helps lighten lifeâ€™s load. Itâ€™s the kind of space that



steps in right when life calls for flexibility”or a little extra grace.

Practical comforts weave seamlessly into the emotional appeal: central heat and A/C to keep every day comfortable, a dedicated laundry room, abundant storage, and owned solar panels that ease the cost of living. The long driveway and single-car garage provide something invaluable in Ocean Beach”parking without stress.

All of this rests on a level lot in one of San Diego’s most beloved coastal neighborhoods, where sunset walks, sandy mornings, and the laid-back OB spirit become part of your daily rhythm.

2226 Etiwanda isn’t just a home”it’s a place where life opens up, steadies itself, and begins again. Ready to meet the next chapter of someone’s story. Maybe yours.

Built in 1937

Essential Information

MLS® #	OC25267307
Price	\$1,488,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,700
Acres	0.09
Year Built	1937
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Chad Pape
Listing Office	Coldwell Banker Realty

Community Information

Address	2226 Etiwanda Street
Area	92107 - Ocean Beach
Subdivision	Ocean Beach
City	San Diego
County	San Diego
Zip Code	92107

Amenities

Parking	Concrete, None
Garages	Concrete, None
View	None
Pool	None

Exterior

Lot Description	Yard, Front Yard
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Interior

Interior Features	All Bedrooms Down
Heating	None
Cooling	None
Fireplace	Yes
Fireplaces	Kitchen
# of Stories	1
Stories	Two

School Information

District	San Diego Unified
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Additional Information

Date Listed	November 28th, 2025
Days on Market	14
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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