

\$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 doesn't just invite you in; 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 didn't realize you'd been holding. From the moment you step onto the wide Trex front patio—firelight flickering against coastal evenings—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 kitchen—remodeled with quartz counters and stainless steel appliances—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. It's a haven for a family member who needs support; a refuge for a friend rebuilding; a private space for creative work; or a source of supplemental income that helps lighten life's load. It's the kind of space that

steps in right when life calls for flexibilityâ€”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 Beachâ€”parking without stress.

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

2226 Etiwanda isnâ€™t just a homeâ€”itâ€™s a place where life opens up, steadies itself, and begins again. Ready to meet the next chapter of someoneâ€™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

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

Additional Information

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

Based on information from California Regional Multiple Listing Service, Inc. as of February 14th, 2026 at 8:15pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or

may not have been the Listing and/or Selling Agent.