

# \$2,500,000 - 17164 Edgewater Lane, Huntington Beach

MLS® #OC26030656

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## \$2,500,000

3 Bedroom, 2.00 Bathroom, 2,318 sqft  
Residential on 0 Acres

Mainland (HHML), Huntington Beach,

Soak up the very best of coastal living in this sun-splashed, single-level gem nestled in the highly sought-after Mainland Harbour community of Huntington Beach. Feel the ocean breezes drift through your days, stroll to the scenic wetlands, walk to the beach, local shops, and your favorite restaurants and enjoy paddle-boarding in the Harbour waters just across the street. This 3-bedroom, 2-bath home is all about lifestyle, light, and laid-back luxury. From the moment you arrive, eye-catching stacked stone and a private, enclosed front patio wrapped in beautiful flagstone welcome you in your own hidden coastal courtyard. It's a peaceful outdoor escape where you can sip your morning coffee, unwind in the afternoon sun, and truly embrace the coastal vibe. Step inside to a bright, open floor plan filled with floor-to-ceiling windows, mid-century modern flair, and an effortless flow that instantly feels like home. Natural light pours into every corner, creating an airy, uplifting atmosphere perfect for both everyday living and entertaining. The kitchen blends style and function with a large center island offering seating and a prep sink, granite countertops, crown molding, recessed lighting, custom appliance panels, and a show-stopping Thermador 6-burner gas range with double ovens and pot filler. It opens seamlessly to the dining area and family room, where a cozy fireplace and wet bar set the stage for memorable gatherings or relaxed nights in. Down the hall, two generously sized



guest bedrooms share a beautifully updated full bath, while the spacious primary suite serves as a peaceful retreat. Dual sinks, an updated en-suite bath, and direct access to the backyard create a seamless indoor-outdoor connection. And the backyardâ€”this is where the magic happens. Designed for unforgettable gatherings and everyday enjoyment, youâ€™ll love relaxing under the covered patio surrounded by lush landscaping, citrus trees (pink grapefruit, lemon, and orange!), and an in-ground jacuzzi â€” your own private slice of coastal paradise. Bright, welcoming, and perfectly positioned near the water, this light-filled Huntington Beach Harbour home blends timeless design with thoughtful updates and an unbeatable location. Itâ€™s the kind of place you walk into and instantly thinkâ€”this is the one.

Built in 1964

## Essential Information

MLS® #	OC26030656
Price	\$2,500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,318
Acres	0.16
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Jody Clegg
Listing Office	Compass

## Community Information

Address 17164 Edgewater Lane

Area	17 - Northwest Huntington Beach
Subdivision	Mainland (HHML)
City	Huntington Beach
County	Orange
Zip Code	92649

### **Amenities**

Parking Spaces	2
Parking	Driveway, Garage Faces Front, Garage, Direct Access, Door-Multi
# of Garages	2
Garages	Driveway, Garage Faces Front, Garage, Direct Access, Door-Multi
View	Neighborhood, Harbor, Marina, Peek-A-Boo
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Windows	Double Pane Windows, Bay Window(s), Plantation Shutters, Skylight(s)
Roof	Flat
Foundation	Slab

### **Interior**

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Built-in Features, Crown Molding, Entrance Foyer, Granite Counters, Separate/Formal Dining Room, Wet Bar
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Range Hood, Double Oven, SixBurnerStove
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Living Room, Gas
# of Stories	1
Stories	One

### **School Information**

District	Huntington Beach Union High
Elementary	Harbor View

Middle	Marine View
High	Marina

### **Additional Information**

Date Listed	February 10th, 2026
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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