

# **\$850,000 - 317 Alder Street, Arroyo Grande**

MLS® #PI25096423

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## **\$850,000**

3 Bedroom, 3.00 Bathroom, 1,496 sqft  
Residential on 0 Acres

N/A, Arroyo Grande,

Charming Arroyo Grande Home in a Prime Location!

Welcome to 317 Alder Street, a beautifully maintained 3-bedroom, 2.5-bathroom home in the heart of Arroyo Grande. Nestled in the desirable Tree Streets neighborhood, this property offers 1,496 square feet of living space on a 5,030 sq ft lotâ€”blending comfort, functionality, and coastal charm.

Step inside to soaring vaulted ceilings and a light-filled open layout. The spacious kitchen features a large center island, ample cabinetry, and tiled countertopsâ€”perfect for meal prep and entertaining. The adjacent dining area opens to a private backyard patio, ideal for weekend barbecues or relaxing under the Central Coast sunshine.

Upstairs, you'll find generously sized bedrooms, including a primary suite with a well-appointed en-suite bath. Additional features include updated flooring throughout, a cozy fireplace in the living room, tasteful interior paint, and a two-car garage.

Located just minutes from downtown Arroyo Grande, local schools, parks, shopping, and a short drive to the beachâ€”this home has everything you need in a location youâ€™ll love.

Donâ€™t miss this opportunity to live in one of



the most sought-after neighborhoods on the Central Coast!

Built in 1996

### Essential Information

MLS® #	PI25096423
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,496
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Teri Mckay
Listing Office	Keller Williams Realty Central Coast

### Community Information

Address	317 Alder Street
Area	AG-East of Hwy 101
Subdivision	N/A
City	Arroyo Grande
County	San Luis Obispo
Zip Code	93420

### Amenities

Parking Spaces	2
Parking	Door-Single, Driveway, Garage
# of Garages	2
Garages	Door-Single, Driveway, Garage
View	None
Pool	None
Security	Smoke Detector(s)

### Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, All Bedrooms Up, Tile Counters
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Appliances	Dishwasher
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Heating	Forced Air, Fireplace(s)
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Cooling	None
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Fireplace	Yes
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Fireplaces	Living Room
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# of Stories	2
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Stories	Two
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## School Information

District	Lucia Mar Unified
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## Additional Information

Date Listed	May 1st, 2025
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Days on Market	14
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Zoning	MF
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Short Sale	N
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RE / Bank Owned	N
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