

# \$278,999 - 1653 Almond Avenue, Merced

MLS® #PTP2406898

**\$278,999**

3 Bedroom, 1.00 Bathroom, 990 sqft

Residential on 0 Acres

N/A, Merced,

BOM Buyer Could not perform, no fault to seller. Opportunity knocks! This charming 3-bed, 1-bath home is full of potential for those with vision. With easy freeway access and close proximity to UC Merced University, it's a fantastic investment opportunity. The spacious lot offers room for expansion or an ADU, plus RV parking, making it ideal for investors and first-time homebuyers. The home also features solar panels and a water softener for added convenience. With a fair offer, the seller is open to considering credit for a buy-down or for repairs—bring your creativity and make it your own!



Built in 1951

## Essential Information

MLS® #	PTP2406898
Price	\$278,999
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	990
Acres	0.18
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Herman Ramirez
Listing Office	LPT Realty, Inc.

## Community Information

Address	1653 Almond Avenue
Area	699 - Not Defined
Subdivision	N/A
City	Merced
County	Merced
Zip Code	95341

## Amenities

View	City Lights
Pool	None
Security	24 Hour Security

## Interior

Interior Features	All Bedrooms Down
Appliances	Water Softener
Heating	Floor Furnace, Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Merced City
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## Additional Information

Date Listed	November 8th, 2024
Days on Market	158
Zoning	Residential
Short Sale	N
RE / Bank Owned	N

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