

# **\$1,249,000 - 7325 Margerum Avenue, San Diego**

MLS® #PTP2502443

**\$1,249,000**

4 Bedroom, 3.00 Bathroom, 2,277 sqft

Residential on 0 Acres

N/A, San Diego,

Welcome to this spacious 4-bedroom, 3-bathroom home in the highly desirable Princess Gardens neighborhood of Allied Gardens. Offering 2,277 sq. ft. of living space on a large .38-acre lot, this home boasts incredible potential, stunning canyon views, and a backyard oasis with an assortment of fruit trees. This home provides the perfect blend of privacy and convenience. The expansive backyard slopes up a scenic canyon, creating a serene retreat ideal for outdoor entertaining, gardening, or simply enjoying San Diego's beautiful weather. Inside, the thoughtfully designed layout features generous living spaces and ample natural light, offering endless possibilities to make it your own. You'll also find a spacious master suite designed for comfort and functionality, featuring his-and-hers closets and a luxurious dual shower—an ideal space to unwind after a long day. The home also includes a roomy two-car garage, providing ample storage and parking. Located just minutes from top-rated schools, parks, hiking trails, and outdoor activities, it's perfect for families and outdoor enthusiasts alike. Don't miss this rare opportunity to own a home in one of San Diego's most sought-after neighborhoods!



Built in 1978

## **Essential Information**

MLS® #	PTP2502443
Price	\$1,249,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,277
Acres	0.38
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Macaulay Kaland
Listing Office	eXp Realty of California, Inc.

## Community Information

Address	7325 Margerum Avenue
Area	92120 - Del Cerro
Subdivision	N/A
City	San Diego
County	San Diego
Zip Code	92120

## Amenities

Parking Spaces	2
# of Garages	2
View	Canyon
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	All Bedrooms Up
Appliances	Dryer, Washer
Cooling	Central Air
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	Two

## School Information

District San Diego Unified

## Additional Information

Date Listed March 21st, 2025

Days on Market 15

Zoning RS-1-7

Short Sale N

RE / Bank Owned N

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