

# **\$725,000 - 740 Grade Road, Alpine**

MLS® #PTP2506634

**\$725,000**

3 Bedroom, 2.00 Bathroom, 1,236 sqft

Residential on 1 Acres

N/A, Alpine,

Nestled on over an acre in Alpine, this charming home blends comfort with potential. The inviting living room centers around a cozy wood-burning fireplace, while the kitchen opens seamlessly to the dining area with easy access to the backyard. The primary suite offers privacy with its own bath and generous closets, and two additional bedrooms provide space for family, guests, or a home office.

Recent updates include newer windows and a new heater, adding peace of mind. An oversized garage with laundry, storage areas and a pantry space keeps everything organized. Outside, take in mountain views, mature trees, and plenty of room for storage, RVs, toys, or future possibilities. A wonderful chance to make this home your own in the heart of Alpine.



Built in 1979

## **Essential Information**

MLS® #	PTP2506634
Price	\$725,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,236
Acres	1.15
Year Built	1979
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Amy Saflar
Listing Office	Coldwell Banker West

## Community Information

Address	740 Grade Road
Area	91901 - Alpine
Subdivision	N/A
City	Alpine
County	San Diego
Zip Code	91901

## Amenities

Utilities	Electricity Connected, Propane
Parking Spaces	10
Parking	Direct Access, Door-Single, Driveway, Garage, Asphalt, Garage Faces Front, Oversized, Pull-through, RV Access/Parking, RV Hook-Ups
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage, Asphalt, Garage Faces Front, Oversized, Pull-through, RV Access/Parking, RV Hook-Ups
View	Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Horse Property
Roof	Composition

## Interior

Interior	Carpet, Tile
Interior Features	Primary Suite, Ceiling Fan(s)
Appliances	Dishwasher, Electric Range, Disposal, Water Heater, Trash Compactor
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

## School Information

## District Grossmont Union

## Additional Information

Date Listed	August 29th, 2025
Days on Market	26
Zoning	R-1:SINGLE FAM-RES
Short Sale	N
RE / Bank Owned	N

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