

# \$2,089,000 - 9901 Merced River Avenue, Fountain Valley

MLS® #PW25044833

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## \$2,089,000

5 Bedroom, 4.00 Bathroom, 3,501 sqft  
Residential on 0 Acres

Saddleback (SADL), Fountain Valley,

Welcome to this stunning 5-bedroom, 3.5-bathroom home in Fountain Valley, a perfect blend of comfort and charm spread across a spacious nearly 10,000 sqft lot. The residence features a professionally landscaped yard, elegant stone details, and solid wood entry doors. Enjoy the spacious California room, a cozy fire-ring, and a beautiful pool and spa surrounded by rose gardens for the ultimate relaxation. Inside, you'll find a smartly expanded living space with Cherry Pecan hardwood floors, natural light from skylights, and meticulous custom woodwork. The gourmet kitchen offers granite countertops and high-end appliances, designed for both function and style. The home includes a convenient downstairs suite for guests or family and a luxurious primary suite upstairs with a spa-like bathroom. Located close to top schools, parks, and local attractions, this home provides a wonderful living experience in a sought-after neighborhood.



Built in 1977

## Essential Information

MLS® #	PW25044833
Price	\$2,089,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	3,501
Acres	0.21
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brenda Truong
Listing Office	Winland Realty & Mortgage, Inc

## Community Information

Address	9901 Merced River Avenue
Area	16 - Fountain Valley / Northeast HB
Subdivision	Saddleback (SADL)
City	Fountain Valley
County	Orange
Zip Code	92708

## Amenities

Parking Spaces	3
# of Garages	3
View	None
Has Pool	Yes
Pool	Gas Heat, Heated, In Ground, Private

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	Bedroom on Main Level, Entrance Foyer, Main Level Primary, Multiple Primary Suites, Walk-In Closet(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

Additional Information

Date Listed	February 28th, 2025
Short Sale	N
RE / Bank Owned	N

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