

\$1,650,000 - 9446 Gardenia, Fountain Valley

MLS® #PW25146826

\$1,650,000

4 Bedroom, 2.00 Bathroom, 2,100 sqft
Residential on 0 Acres

N/A, Fountain Valley,

Welcome to a true gem in the heart of Fountain Valley! Located in one of the city's most sought-after neighborhoods, this beautifully upgraded single-story home offers the perfect blend of comfort, convenience, and the coveted Southern California lifestyle. Just minutes from Mile Square Park, the award-winning Fountain Valley School District, and a short drive to Huntington Beach and Little Saigon, this home places you in the center of it all-where suburban tranquility meets vibrant urban energy. Inside, you will find 4 spacious bedrooms and 2 stylish remodeled bathrooms. The upgraded kitchen boasts crisp white cabinetry and opens to a cozy living room featuring a warm fireplace and an airy, open floor plan-ideal for relaxing or entertaining. Step through elegant double French doors into your private backyards oasis, complete with mature fruit trees and room to unwind. The generous lot offers tremendous future potential, including the possibility of an ADU. Surrounded by a neighborhood of well-maintained and upgraded homes, this is a rare opportunity you won't want to miss. Come see it today and experience the lifestyle Fountain Valley has to offer!



Built in 1965

Essential Information

MLS® #

PW25146826

Price	\$1,650,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,100
Acres	0.17
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Julie Nguyen
Listing Office	T.N.G. Real Estate Consultants

Community Information

Address	9446 Gardenia
Area	16 - Fountain Valley / Northeast HB
Subdivision	N/A
City	Fountain Valley
County	Orange
Zip Code	92708

Amenities

Utilities	Sewer Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Neighborhood
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior	Laminate
Interior Features	Open Floorplan, All Bedrooms Down, Bedroom on Main Level
Appliances	Built-In Range, Refrigerator
Heating	Central
Cooling	None

Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Fountain Valley
High	Fountain Valley

Additional Information

Date Listed	June 30th, 2025
Days on Market	159
Short Sale	N
RE / Bank Owned	N

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