

# \$310,000 - 22006 Sioux Road, Apple Valley

MLS® #PW25169321

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## \$310,000

2 Bedroom, 1.00 Bathroom, 825 sqft

Residential on 1 Acres

N/A, Apple Valley,

Welcome home to this 2 bed, 2 bath gem, perfect for the first-time home buyer. Enjoy your new kitchen with plenty of room for your dining room furniture which connects to the open concept living room. One of the best features is the large lot, it is over an acre!! You will have plenty of room to spread your wings, as both the front and back yards offer endless possibilities to personalize this home to fit your needs. Possible ADU options for you to explore, just contact the city to find out the possibilities. Great location-conveniently located near grocery stores, restaurants, shopping, parks, churches and schools, and not far from the 18 hwy and 15 fwy. Photos have been virtually staged.



Built in 1952

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | PW25169321              |
| Price          | \$310,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 825                     |
| Acres          | 1.42                    |
| Year Built     | 1952                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Ranch                   |

|                |                               |
|----------------|-------------------------------|
| Status         | Closed                        |
| Listing Agent  | Jose Gutierrez                |
| Listing Office | California Realty Corporation |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 22006 Sioux Road    |
| Area        | APPV - Apple Valley |
| Subdivision | N/A                 |
| City        | Apple Valley        |
| County      | San Bernardino      |
| Zip Code    | 92308               |

## Amenities

|           |   |
|-----------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Phone Available, Water Connected, See Remarks |
| Parking   | Driveway  |
| Garages   | Driveway  |
| View      | Neighborhood  |
| Pool      | None  |

## Exterior

|                 |  |
|-----------------|--|
| Exterior        | Stucco                                 |
| Lot Description | ZeroToOneUnitAcre, Lot Over 40000 Sqft |
| Roof            | Shingle                                |
| Construction    | Stucco                                 |
| Foundation      | Slab                                   |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Carpet, Laminate, Tile                               |
| Interior Features | Ceiling Fan(s), All Bedrooms Down, Laminate Counters |
| Heating           | Wall Furnace   |
| Cooling           | Wall/Window Unit(s)                                  |
| Fireplace         | Yes  |
| Fireplaces        | Living Room  |
| # of Stories      | 1  |
| Stories           | One  |

## School Information

|          |                      |
|----------|----------------------|
| District | Apple Valley Unified |
|----------|----------------------|

**Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 29th, 2025 |
| Days on Market  | 4               |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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