

# \$869,000 - 2926 W La Verne, Santa Ana

MLS® #PW25252228

**\$869,000**

3 Bedroom, 2.00 Bathroom, 1,231 sqft

Residential on 0 Acres

Park 47 (PK47), Santa Ana,

Beautiful Park-View Home with Exceptional Investment Potential! Welcome to this charming 3-bedroom, 2-bath home offering 1,231 sqft of living space on a generous 6,000 sqft lot, perfectly located in the heart of Santa Ana, just off Edinger Ave & Fairview St.

Directly facing Windsor Park, this home enjoys one of the most unique settings in the area. Step outside your front door to breathtaking views of expansive greenery and towering mature trees that create a serene, almost forest-like atmosphere. The park views are truly one of a kind and bring a calm, refreshing energy to your everyday life.

Tucked on the beautiful, tree-lined La Verne Avenue, the street itself offers a peaceful and picturesque vibe, lined with mature shade trees that make every drive home feel special. Just a short 5-minute walk away, you'll find Centennial Park, one of the city's largest and most active community parks featuring sports activities and weekend events.

This location is incredibly convenient, only minutes from Fountain Valley's Mile Square Park, Little Saigon, and the popular Asian Garden Mall (Phuoc Loc Tho).

Surrounded by top restaurants, shopping centers, and everyday amenities, everything you need is just a short drive away. The property is being sold with tenants. This is an amazing opportunity for investors who are looking for a steady long term investment, this property offers exceptional value. Currently producing \$5,500/month in rental income from



reliable long-term tenants who pay on time, this home delivers an impressive 7%+ annual return based on rental income alone. Offered at an attractive price of just \$869,000, this is your opportunity to own a well-located home with both lifestyle appeal and strong financial performance.

Built in 1960

## Essential Information

MLS® #	PW25252228
Price	\$869,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,231
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Viet Hinh
Listing Office	First Team Real Estate

## Community Information

Address	2926 W La Verne
Area	69 - Santa Ana South of First
Subdivision	Park 47 (PK47)
City	Santa Ana
County	Orange
Zip Code	92704

## Amenities

Parking Spaces	2
# of Garages	2
View	Park/Greenbelt
Pool	None

## Exterior

Lot Description      ZeroToOneUnitAcre

## Interior

Interior Features	Bedroom on Main Level, Main Level Primary
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Santa Ana Unified
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## Additional Information

Date Listed	October 16th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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