

# **\$439,000 - 2475 Victoria Avenue # 406, San Luis Obispo**

MLS® #SC25218349

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## **\$439,000**

1 Bedroom, 1.00 Bathroom, 534 sqft  
Residential on 0 Acres

San Luis Obispo(380), San Luis Obispo,

Welcome to Victoria Crossing, a remarkable collection of single-level homes in the heart of San Luis Obispo. Flat #406, built in 2024, is located on the TOP FLOOR with views of the nearby hillsides. The studio flat is accessed via a secure common lobby with an elevator to every floor. Expansive windows with custom shades flood the living space with natural light, complemented by 9 ft ceilings. A private balcony offers the perfect space to enjoy SLO's mild climate and to take in the stunning surroundings. Enjoy luxury vinyl plank flooring, quartz countertops, a stylish tile backsplash, and modern shaker-style cabinetry.

Top-of-the-line stainless-steel appliances include a dishwasher, gas range, refrigerator and microwave. In the spacious bathroom you will find a laundry closet with newer washer and dryer. The flat is equipped with double-pane vinyl windows by Milgard, ceiling-mounted LED lighting, fire sprinkler systems, hard-wired smoke and carbon monoxide detectors, and electric heating/cooling for ultimate comfort. You will also enjoy dedicated onsite parking.

Conveniently located moments away from downtown San Luis Obispo and the renowned Edna Valley Wine Country, Victoria Crossing offers the perfect balance between serene living and accessibility to a vibrant urban center, the Pacific Ocean, charming coastal towns, and Cal Poly University.



Built in 2024

## Essential Information

|                |   |
|----------------|---|
| MLS® #         | SC25218349                                |
| Price          | \$439,000                                 |
| Bedrooms       | 1   |
| Bathrooms      | 1.00                                      |
| Full Baths     | 1   |
| Square Footage | 534                                       |
| Acres          | 0.01                                      |
| Year Built     | 2024                                      |
| Type           | Residential                               |
| Sub-Type       | Condominium                               |
| Status         | Closed                                    |
| Listing Agent  | Erik Berg-johansen                        |
| Listing Office | Richardson Sotheby's International Realty |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2475 Victoria Avenue # 406 |
| Area        | SLO - San Luis Obispo      |
| Subdivision | San Luis Obispo(380)       |
| City        | San Luis Obispo            |
| County      | San Luis Obispo            |
| Zip Code    | 93401                      |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Insurance, Maintenance Grounds, Management              |
| Utilities      | Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2   |
| Parking        | Assigned, Community Structure, Uncovered                |
| # of Garages   | 1   |
| Garages        | Assigned, Community Structure, Uncovered                |
| View           | City Lights, Hills                                      |
| Pool           | None  |

## Exterior

|                 |            |
|-----------------|------------|
| Lot Description | Corner Lot |
| Roof            | Flat       |

## Interior

|          |       |
|----------|-------|
| Interior | Vinyl |
|----------|-------|

|                   |                     |
|-------------------|---------------------|
| Interior Features | Galley Kitchen      |
| Appliances        | Gas Range           |
| Cooling           | Electric, Heat Pump |
| Fireplaces        | None                |
| # of Stories      | 4                   |
| Stories           | One                 |

### **School Information**

|          |                          |
|----------|--------------------------|
| District | San Luis Coastal Unified |
|----------|--------------------------|

### **Additional Information**

|                 |                      |
|-----------------|----------------------|
| Date Listed     | September 16th, 2025 |
| Days on Market  | 88                   |
| Short Sale      | N                    |
| RE / Bank Owned | N                    |

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