

# \$689,900 - 41980 Trinity River Way, Murrieta

MLS® #SW25169053

**\$689,900**

3 Bedroom, 3.00 Bathroom, 2,328 sqft

Residential on 0 Acres

N/A, Murrieta,

\*-\*LOW TAX ALERT\*-\* No Side better than the WEST SIDE! Break out your checklist. This is your chance to be in West Murrieta community of Grizzly Ridge! This home has it all! 3 nice sized bedrooms, with a loft / optional 4th, 3 car garage, large backyard with covered patio, fire pit and built in BBQ, massive downstairs pantry /mud room. Built in 2001, this neighborhood is well established, and beams with pride of ownership. 7405 lot size, with no rear neighbors, also the yard has upgraded vinyl fencing, with block wall across the back. Grizzly Ridge is known for having 3 car across which allows for Wide driveways. This neighborhood also has wide streets, this means less cars on the street. Homes are all good size without being "McMansions" This neighborhood brings a qualify of life, that is lost in many newer areas. Large lots, great lot allocation, no HOA, low taxes all for under 700k! what else are you looking for?

Built in 2001



## Essential Information

MLS® # SW25169053

Price \$689,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,328

|                |                         |
|----------------|-------------------------|
| Acres          | 0.17                    |
| Year Built     | 2001                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Troy Shedeed            |
| Listing Office | Realty Vault            |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 41980 Trinity River Way            |
| Area        | SRCAR - Southwest Riverside County |
| Subdivision | N/A                                |
| City        | Murrieta                           |
| County      | Riverside                          |
| Zip Code    | 92562                              |

## Amenities

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 3                         |
| # of Garages   | 3                         |
| View           | Mountain(s), Neighborhood |
| Pool           | None                      |

## Exterior

|                 |  |
|-----------------|--|
| Lot Description | ZeroToOneUnitAcre, Front Yard, Lawn, Landscaped, Level, Sprinkler System |
|-----------------|--|

## Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | Bedroom on Main Level, Loft |
| Heating           | Central                     |
| Cooling           | Central Air                 |
| Fireplace         | Yes                         |
| Fireplaces        | Family Room                 |
| # of Stories      | 2                           |
| Stories           | Two                         |

## School Information

|          |                 |
|----------|-----------------|
| District | Murrieta        |
| Middle   | Thompson        |
| High     | Murrieta Valley |

## Additional Information

Date Listed July 28th, 2025

Days on Market 49

Short Sale N

RE / Bank Owned N

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