

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

MLS® #SW25169053

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## \$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 quality 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
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### 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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