

# \$1,000,000 - 1847 Avenida Del Canada, Rowland Heights

MLS® #WS25186910

**\$1,000,000**

4 Bedroom, 3.00 Bathroom, 2,108 sqft

Residential on 0 Acres

N/A, Rowland Heights,

Welcome to 1847 Avenida Del Canada, a beautifully maintained residence nestled in the highly desirable community of Rowland Heights. This spacious home features 4 bedrooms, 3 bathrooms, and 2,108 sq. ft. of living space set on a nearly 10,000 sq. ft. flat lot, offering both comfort and versatility for today's lifestyle.

Perfectly situated in a prime Rowland Heights location, the property is within walking distance of Schabarum Regional Park, Puente Hills Mall, retail shopping centers, and an array of restaurants, while also providing convenient access to Costco, the local hospital, and major freeways.

The interior presents a thoughtfully designed floor plan with a bedroom and full bathroom on the first floor, ideal for guests or multi-generational living. The home has been freshly repainted throughout, with recent updates including a newer central AC system and complete repiping, ensuring long-term peace of mind.

The expansive flat backyard is a true highlight, providing endless opportunities for entertaining, gardening, or creating your dream outdoor retreat. For those considering future expansion, the generous lot offers excellent potential for building an ADU.

With its unbeatable location, modern



upgrades, and development potential, this property represents a rare opportunity in Rowland Heights.

Built in 1984

## Essential Information

MLS® #	WS25186910
Price	\$1,000,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,108
Acres	0.22
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean, Traditional, Colonial
Status	Closed
Listing Agent	Andy Yu
Listing Office	Partner Real Estate

## Community Information

Address	1847 Avenida Del Canada
Area	652 - Rowland Heights
Subdivision	N/A
City	Rowland Heights
County	Los Angeles
Zip Code	91748

## Amenities

Utilities	Sewer Connected, Water Connected, Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage, Concrete
# of Garages	2
Garages	Direct Access, Driveway, Garage, Concrete
View	None
Pool	None

Security Window Bars

## Exterior

Lot Description Back Yard, Front Yard, Level, Landscaped  
Roof Clay, Tile  
Foundation Slab

## Interior

Interior Laminate, Vinyl  
Interior Features Separate/Formal Dining Room, Granite Counters, High Ceilings, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Wet Bar  
Appliances Built-In Range, Convection Oven, Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Water Heater, Gas Water Heater  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Gas, Living Room  
# of Stories 2  
Stories Two

## School Information

District Rowland Unified

## Additional Information

Date Listed August 10th, 2025  
Days on Market 7  
Zoning LCA16000\*  
Short Sale N  
RE / Bank Owned N

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