

# **\$975,000 - 11782 Ardis Drive, Garden Grove**

MLS® #PW24036867

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## **\$975,000**

3 Bedroom, 2.00 Bathroom, 1,610 sqft  
Residential on 0 Acres

Enchanted Homes, Garden Grove,

Step into the welcoming embrace of 11782 Ardis Drive, where the charm of the past harmoniously mingles with the present. This delightful 3-bedroom, 2-bath residence boasts over 1,600 sq ft of timeless elegance, seamlessly blending modern updates with the allure of yesteryears. Nestled in the enchanting neighborhood of "Enchanted Homes" in Garden Grove, this home exudes character from the moment you step inside. After 68 years, it's now ready to be cherished anew! Never before on the market, this home features a cozy living room with a fireplace, complemented by a rear family room or a spacious office adorned with built-in cabinetry. Situated on a sizable 7,800 sq ft corner lot, it backs up to Gutosky Park, complete with a playground and picnic area. The 2-car attached garage includes a covered breezeway leading to the backdoor. Venture outside to explore the expansive backyard, ideal for entertaining or unwinding beneath the shade of mature fruit trees. A stone patio and fire pit await your creativity for crafting your own outdoor haven, with room for an ADU. Inside, the home boasts amenities such as paid-for solar panels, central heating and air, wood floors, dual-pane vinyl windows, wood shutters, updated kitchen cabinets, recessed lights, ceiling fans, and more. This residence captures the essence of a bygone era, providing the comforts and conveniences of modern living. Conveniently located near Magnolia Park, restaurants, and shopping, you



can also partake in the annual Strawberry Festival during Memorial Day Weekend, a cherished tradition dating back to 1958. Welcome to a home where the past and present coexist in perfect harmony.

Built in 1955

**Additional Information**

City	Garden Grove
County	Orange
Zip	92841
MLS® #	PW24036867
Bedrooms	3
Bathrooms	2
Square Ft	1,610
Lot Size	0.18
Neighborhood	Enchanted Homes
Levels	One
Garages	2
School District	Garden Grove Unified
HOA Dues	\$

**Listing Details**

Listing Agent	Loree Swanenburg
Provided By:	The RECollective

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