

# \$1,249,000 - 1718 45th Avenue, San Francisco

MLS® #424009262

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## \$1,249,000

3 Bedroom, 1.00 Bathroom, 1,125 sqft  
Residential on 0 Acres

Outer Sunset, San Francisco, CA

Amazing Opportunity to own a single family home in the Sunset for a reasonable price. Period details include gorgeous hardwood floors, arched doorways and skylights. Lots of big windows and skylights for natural light. Stainless steel gas kitchen with a professional 36 range. Enormous garage with good ceiling height that could possibly be expanded into additional living space. Access to bedroom #3 is through bedroom #2. Lower level has a bonus storage room off of the garage and back patio. Large backyard with a patio. 1 block to Gus's Community Market and Noriega Street shops and restaurants. Short stroll to the Great Highway Trail and Ocean Beach.



Built in 1947

## Essential Information

MLS® #	424009262
Price	\$1,249,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,125
Acres	0.07
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

## Community Information

Address	1718 45th Avenue
Area	SF District 2
Subdivision	Outer Sunset
City	San Francisco
County	San Francisco
State	CA
Zip Code	94122

## Amenities

Utilities	Public
Parking Spaces	2
Parking	Driveway, Attached, Covered, Enclosed, Interior Access, Tandem, On Site

## Interior

Interior Features	Baths Other, Dining Room, Kitchen, Living Room, Sun Room
Appliances	Free-Standing Gas Range, Free-Standing Refrigerator, Range Hood, Dryer, Washer
Heating	Central, Gas
Cooling	None

## Exterior

Windows	Skylight(s)
Foundation	Concrete Perimeter, Slab

## Additional Information

Date Listed	February 16th, 2024
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## Listing Details

Listing Agent	Dave Anderson
Provided By:	The Source Real Estate Company

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