

2246 First Street, Atwater CA 95301



3 Bedrooms 2 Bathrooms 1172 Square Feet on .1612 Acre



\$360,000

Located in the heart of Atwater, 2246 First Street is a charming mid-century single-family home that blends classic 1950s character with modern interior updates. This residence sits on a generous 7,022 square foot lot, offering a perfect balance of indoor comfort and outdoor potential. Vinyl plank flooring throughout, providing a sleek, durable finish and dual pane windows for energy efficiency. Commanding an open floor plan that allows you to visit with friends and family while cooking. The property is designed for convenience and low-maintenance living. Backyard Oasis: A fully fenced backyard featuring mature citrus trees and an automatic sprinkler system—ideal for weekend gardening or entertaining. An attached two-car garage includes laundry hookups and an electronic opener. This home boasts a high walkability score for the area, located just 0.4 miles from the Lucky Shopping Center. Residents enjoy quick access to Downtown Atwater and Local dining and shopping districts. Within the Atwater Elementary School District and a short drive to UC Merced and Merced College. Perfect for commuters. This property is an excellent opportunity for first-time homebuyers or investors looking for a well-maintained asset in a stable, central neighborhood.

Virtual Tour

