

# \$425,000 - 6319 Edgerton Way, Carmichael

MLS® #224017983

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## \$425,000

3 Bedroom, 1.00 Bathroom, 1,020 sqft  
Residential on 0.14 Acres

Merrihill North, Carmichael, CA

Welcome to this meticulously maintained & upgraded home, where modern amenities & eco-friendly features converge to create a home of unparalleled quality & style. This thoughtfully renovated property boasts a host of improvements AND a private sunroom for extra space, ensuring a living experience that seamlessly blends comfort, efficiency, & aesthetic appeal. Inside, indulge in the luxury of newly installed bamboo floors, upgraded bath & kitchen w/ contemporary fixtures, granite & more. A brand-new 200 Amp service upgrade, complete w/ a new panel, updated wiring, and a masthead connection are ready to meet the demands of the latest technologies including an EV ready charging set-up. The exterior of the home is adorned with a newly installed 20-year comp roof for both durability & energy efficiency. Fresh paint graces the interior & exterior, providing a warm & inviting atmosphere. Full lot low-water landscaping design flourishes alongside a smart auto-irrigation system providing amazing curb appeal. Meanwhile, 2 new backyard entry gates enhance security & privacy while contributing to the overall aesthetics of the property. As the sun sets, the exterior comes to life with new and stylish exterior lights, creating an inviting ambiance and enhancing the property's overall charm.



Built in 1961

## Essential Information

MLS® #	224017983
Sale Price	\$435,000
Listed Price	\$425,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,020
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century,Ranch
Status	Closed

### Community Information

Address	6319 Edgerton Way
Area	10608
Subdivision	Merrihill North
City	Carmichael
County	Sacramento
State	CA
Zip Code	95608-0440

### Amenities

Utilities	Cable Connected,Electric,Underground Available,Natural Gas Connected	Utilities,Internet
Features	Uncovered Courtyard,Entry Gate	
Parking	Garage Door Opener,Garage Facing Front	
# of Garages	2	

### Interior

Appliances	Free Standing Refrigerator,Gas Water Heater,Hood Over Range,Compactor,Ice Maker,Dishwasher,Microwave,Self/Cont Clean Oven,Electric Cook Top,Warming Drawer,Free Standing Electric Oven,Free Standing Electric Range
Heating	Central,Gas
Cooling	Ceiling Fan(s),Central

### Exterior

Lot Description	Auto Sprinkler F&R,Curb(s)/Gutter(s),Landscape Front,Low Maintenance	Back,Landscape
Roof	Composition	
Construction	Stucco,Frame,Wood	
Foundation	Concrete, Slab	

### School Information

District	San Juan Unified
Elementary	San Juan Unified
Middle	San Juan Unified
High	San Juan Unified

### Lot Information

Septic Fields	In & Connected
Water	Meter on Site,Public

### Additional Information

Date Sold	March 25th, 2024
Zoning	RD-5

### Listing Details

Listing Office	Redfin Corporation
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Listing information last updated on May 12th, 2024 at 7:16am PDT

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