

# \$995,000 - 1301 55th Street, Sacramento

MLS® #224039870

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## \$995,000

Bedroom, Bathroom,  
Residential Income on 0.19 Acres

N/A, Sacramento, CA

Large East Sac corner duplex close to East Portal Park. This well-maintained property has a 2bed/2bath, 1338 sqft unit on M Street and a2bed/1bath, 1229 sqft unit on 55th Street. Each unit has a private attached 1 car garage, driveway parking, central heat and air, laundry in the garage and fenced back patios. Low maintenance landscaping, hardwood in both sides, newer HVAC for one side, 40 year presidential roof (about 20 years old), updated bathroom on 55th St, built ins and NO shared walls (garage wall all that connects them)! Close to parks, restaurants, Trader Joe's, and public transportation.



## Essential Information

MLS® #	224039870
Listed Price	\$995,000
Acres	0.19
Type	Residential Income
Sub-Type	Duplex
Style	Bungalow
Status	Pending

## Unit 1 Information

Rent	\$2,285
Bedrooms	2
Bathrooms	2
Square Footage	1,337

## Unit 2 Information

Rent	\$2,375
Bedrooms	2
Bathrooms	1
Square Footage	1,228

### Community Information

Address	1301 55th Street
Area	10819
Subdivision	N/A
City	Sacramento
County	Sacramento
State	CA
Zip Code	95819-4214

### Amenities

Features	Fenced Yard
Parking Spaces	4
Parking	Off Street,Street,Garage
# of Garages	2

### Interior

Interior	Carpet,Tile,Linoleum,Wood,Varies by Unit		
Appliances	Built-In	Electric	Oven,Free Standing Refrigerator,Microwave,Dishwasher,Disposal,Double Oven,Electric Cook Top,Varies By Unit,Free Standing Electric Oven,Free Standing Electric Range,Other
Heating	Central		
Cooling	Ceiling Fan(s),Central		

### Exterior

Lot Description	Shape	Regular,Curbs/Gutters,Sidewalk,Landscape	Back,Landscape
	Front		
Roof	Shingle		
Foundation	Raised		

### School Information

District	Sacramento Unified
Elementary	Sacramento Unified
Middle	Sacramento Unified
High	Sacramento Unified

## Additional Information

Date Sold	May 2nd, 2024
Zoning	R-1

## Listing Details

Listing Office	Coldwell Banker Realty
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Listing information last updated on May 18th, 2024 at 3:32am PDT

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