

# \$565,000 - 1326 E Almeria Road, Phoenix

MLS® #6836180

## \$565,000

2 Bedroom, 2.00 Bathroom, 1,296 sqft  
Residential on 0 Acres

GOVERNOR SQUARE, Phoenix, AZ

ROOF, AC, TANKLESS WH, ELECTRIC &  
PLUMBING - ALL NEW/UPGRADED in 2021!

This fantastic Coronado home has all the charm you expect from a historic property yet is fully remodeled. The kitchen has white shaker cabinets, quartz counters & stainless-steel appliances w/ gas range. There's plenty of natural light t/o, and the wood-plank tile floors add a touch of warmth & cohesion. The primary suite has windows overlooking the backyard and a beautiful bathroom w/ designer tile & stylish shower & vanity. There is also a spacious office/sitting room that can easily be converted back to a 3rd bedroom. The guest bathroom is also updated & on trend. The expansive backyard features charming patios, mature trees, lush green grass, RV gate & a substantial workshop that could be used as a studio/casita.

Built in 1940

## Essential Information

MLS® #	6836180
Price	\$565,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,296
Acres	0.14
Year Built	1940
Type	Residential



Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	1326 E Almeria Road
Subdivision	GOVERNOR SQUARE
City	Phoenix
County	Maricopa
State	AZ
Zip Code	85006

### Amenities

Amenities	Historic District, Biking/Walking Path
Utilities	APS,SW Gas3
Parking Spaces	1
Parking	RV Gate
Pool	None

### Interior

Interior Features	High Speed Internet, Breakfast Bar, 3/4 Bath Master Bdrm
Heating	Natural Gas
Cooling	Central Air, Ceiling Fan(s)
Fireplaces	None
# of Stories	1

### Exterior

Exterior Features	Storage
Lot Description	Grass Front, Grass Back
Roof	Composition
Construction	Stucco, Wood Frame, Painted

### School Information

District	Phoenix Union High School District
Elementary	Whittier Elementary School
Middle	Phoenix #1 iAcademy
High	North High School

### Listing Details

Listing Office	Russ Lyon Sotheby's International Realty
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