



\$ 479,900



1245 Merry Knoll Rd, Auburn, CA 95603

- » Beds: 2 | Baths: 1 Full
- » MLS #: 226050770
- » Single Family | 922 ft<sup>2</sup> | Lot: 30,435 ft<sup>2</sup> (0.7 acres)
- » More Info: [1245MerryKnollRd.IsForSale.com](http://1245MerryKnollRd.IsForSale.com)



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Welcome to this charming bungalow just minutes from historic downtown Auburn. This inviting 2-bedroom, 1-bath home sits on nearly three-quarters of a usable acre, offering ample space for expansion, toys, or future possibilities. A detached garage adds versatility, complete with its own septic system already in place, ideal for a potential ADU. Enjoy the character and simplicity of the setting, with an above-ground pool, fenced and cross-fenced grounds, and for train enthusiasts, watch the train pass by a few times each day.

