

\$625,000 - 2430 Alpine Boulevard, Alpine

MLS® #PTP2605788

\$625,000

2 Bedroom, 2.00 Bathroom, 1,250 sqft
Residential on 0.30 Acres

N/A, Alpine, CA

Welcome to this charming 2-bedroom, 1.5-bath home situated on a spacious 0.30-acre lot in one of Alpine's most desirable central locations. Offering comfort and exceptional potential for the future, this Commercial-Residential zoned property presents a unique opportunity for homeowners, investors, and business owners alike. Convenience is at your doorstep with coffee shops, restaurants, grocery stores, and everyday essentials all within walking distance, making it easy to enjoy everything Alpine has to offer. Inside, you'll find a spacious floor plan highlighted by beautiful, vaulted wood-beam ceilings that create warmth and character throughout the main living area. The thoughtfully designed layout provides privacy between the two bedrooms, while the generous living room offers plenty of space for relaxing or entertaining. An indoor laundry area adds everyday convenience. A wheelchair lift from the front deck provides added accessibility, making entry into the home easier for those with mobility needs. Outside, the property offers exceptional storage and versatility with a large Quonset hut, detached garage, and additional storage shed. The long-paved driveway provides ample parking for multiple vehicles, along with room for your RV, boat, trailers, or recreational toys. Natural boulders enhance the landscape, creating a distinctive Alpine setting with rustic charm. The grounds are also home to a mature lemon tree, and the property includes a



hand-dug well of unknown condition and functionality. To fully maximize the property's potential, the neighboring 0.40-acre parcel a

Built in 1950

Essential Information

MLS® #	PTP2605788
Price	\$625,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,250
Acres	0.30
Year Built	1950
Type	Residential
Sub-Type	Detached
Status	Pending

Community Information

Address	2430 Alpine Boulevard
Area	ALPINE (91901)
Subdivision	N/A
City	Alpine
County	San Diego
State	CA
Zip Code	91901

Amenities

Amenities	Horse Trails
Parking Spaces	11
# of Garages	5
View	Neighborhood
Pool	N/K

Interior

Heating	Forced Air Unit
Cooling	Central Forced Air

Fireplaces	N/K
# of Stories	1
Stories	1 Story

Exterior

Lot Description	Curbs,Sidewalks
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Fees

Mello Roos	\$128
Total Fees	\$10

Additional Information

Date Listed	July 31st, 2026
Days on Market	27
Zoning	Residentia
Listing Office	Fathom Realty Group

Listing Details

Listing Office	Fathom Realty Group
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