

# \$457,000 - 2055 Riviera Dr 195, Vista

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MLS® #260004828

**\$457,000**

Bedroom, Bathroom,  
Land on 1.02 Acres

Alta Vista, Vista, CA

Prime opportunity in Vista with utilities and plans already in place. This parcel at 2055 Riviera Drive offers a rare combination of usability, infrastructure. Electricity and water are available on site, a major advantage for buyers ready to build. Even better, there are existing plans for a primary residence plus an ADU, saving valuable time in the design phase and accelerating your path to construction. This is ideal for an owner user looking to build a custom home with additional rental income potential, multigenerational living, or a private guest space. Investors and builders will also appreciate the ability to step into a project with groundwork already completed. Having utilities accessible and plans prepared significantly reduces upfront uncertainty and development timelines compared to raw land. The property offers a peaceful setting while remaining conveniently located near shopping, dining, schools, and major access routes throughout North County. Land opportunities with this level of preparation are increasingly difficult to find, especially with dual unit potential already envisioned. Buyers to verify zoning, permits, plan status, and development potential with the City of Vista. This is a strong value play for anyone looking to secure land with tangible progress already made.



## Essential Information

MLS® #                      260004828

|          |           |
|----------|-----------|
| Price    | \$457,000 |
| Acres    | 1.02      |
| Type     | Land      |
| Sub-Type | Lots/Land |
| Status   | Active    |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2055 Riviera Dr 195 |
| Area        | VISTA (92084)       |
| Subdivision | Alta Vista          |
| City        | Vista               |
| County      | San Diego           |
| State       | CA                  |
| Zip Code    | 92084               |

### Amenities

|           |                       |
|-----------|-----------------------|
| Utilities | Above Ground,Electric |
| Has Pool  | Yes                   |

### Interior

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

### School Information

|          |                               |
|----------|-------------------------------|
| District | Vista Unified School District |
|----------|-------------------------------|

### Fees

|            |     |
|------------|-----|
| Other Fees | \$0 |
|------------|-----|

### Additional Information

|                |                                         |
|----------------|-----------------------------------------|
| Date Listed    | March 2nd, 2026                         |
| Days on Market | 158                                     |
| Listing Office | eXp Realty of Southern California, Inc. |

### Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | eXp Realty of Southern California, Inc. |
|----------------|-----------------------------------------|

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Listing information last updated on August 26th, 2026 at 2:55pm PDT