

# \$489,949 - 9404 Valencia Canyon Drive, Las Vegas

MLS® #2498983

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## \$489,949

4 Bedroom, 3.00 Bathroom, 1,870 sqft  
Residential on 0 Acres

Signature At Peccole Ranch, Las Vegas, NV

This located at 9404 Valencia Canyon Drive. This property is currently zoned for Johnston Carroll middle school and Bonanza high school. 9404 Valencia Canyon Drive has 4 beds, 3 baths and is approximately 1,870 square feet. Listed by Galindo Group Real Estate for \$489,949, the price per square foot is \$262. The property has a lot size of 0.11 acres and was built in 1993. 9404 Valencia Canyon Drive is in Las Vegas, NV.

Built in 1993



## Essential Information

MLS® #	2498983
Sold Price	\$490,800
Price	\$489,949
Status	Closed
Sold Date	2023-06-22
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,870
Acres	0.11
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Two Story

## Community Information

Address	9404 Valencia Canyon Drive
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City	Las Vegas
State	NV
Zip Code	89117-7130
Area	Las Vegas
Subdivision	Signature At Peccole Ranch

## Amenities

Amenities	Jogging Path, Park
Utilities	Underground Utilities
Parking	Attached, Finished Garage, Garage, Shelves
# of Garages	2
View	None

## Interior

Interior	Carpet, Laminate
Interior Features	Bedroom on Main Level, Ceiling Fan(s)
Appliances	Dryer, Dishwasher, Disposal, Gas Range, Microwave, Washer
Heating	Central, Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
# of Stories	2

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, < 1/4 Acre
Roof	Tile

## School Information

Elementary	Ober DVorre & Hal,Ober DVorre & Hal
Middle	Johnston Carroll
High	Bonanza

## Additional Information

Date Listed	May 27th, 2023
Days on Market	341

## Listing Details

Listing Agent            Joshua F Galindo  
Listing Office            Galindo Group Real Estate



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