

1816 Eden Ave

Cozy in Haltom City!



Reasons that you'll regret if you let this property pass...

1816 Eden Ave, Haltom City, TX — offers a lot of space and functionality in a clean, well-maintained, single-story ranch-style layout. This 3-bed, 1.5-bath home features an open floorplan with living, dining, kitchen, den, and a large sunroom/laundry area that adds flexibility for everyday use. The exterior features steel siding, a gabled roofline, and a covered front porch - great for enjoying coffee in the mornings. This home is sitting on a sizeable .363 AC lot with fencing (be sure to checkout the area behind the 6-ft privacy fence), storage shed, & sprinkler system. The home is well maintained with some key upgrades including newer, vinyl double-pane windows (front & bedrooms), HVAC R-410A/SEER 16 (with gas furnace), gas hot water heater, & roof (~3yo). The galley kitchen is well arranged with **dishwasher, disposal, abundant cabinetry, good counter space,** and a **separate pantry** located in the garage area. The large, **20x13 den with built-ins** is a standout space and gives the home extra room to hang out, relax, or entertain. Bonus 16x13 sunroom doubles as a laundry storage area - complete with heat/air (and not counted in sq-ft). There is also a 1-car garage (with pantry & workshop area) plus 1-car carport, gutters & downspouts. Mature trees on the lot provide shade and help frame the home nicely.

Floorplan: 3 beds + 1 1/2 baths + kitchen (w/pantry) + living + dining + den + laundry + covered porch + 2-covered parking (1-car garage & 1-car carport).

Other References:

Virtual Tour, Photos, 3D-walkthrough, & Features: <https://www.seetheproperty.com/491456>

Feature & Floorplan: https://realtysidebyside.com/wp-content/uploads/2026/04/1816-Eden-Ave-featuresfloorplan-list_opt.pdf

3d-walkthru: <https://my.matterport.com/show/?m=7bqkDAJqkjh>

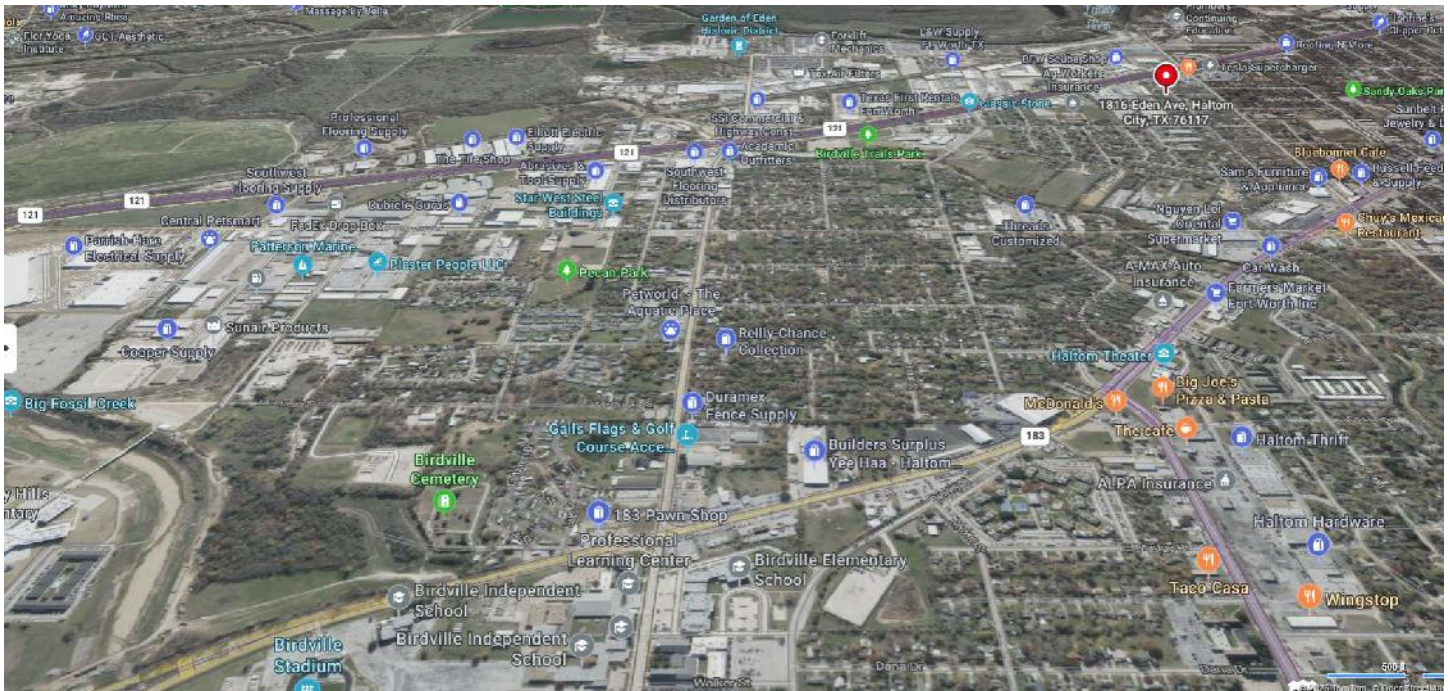
MLS Listing: <https://ntrdd.mlsmatrix.com/matrix/shared/W6fJY8vfjQf/1816EdenAvenue>



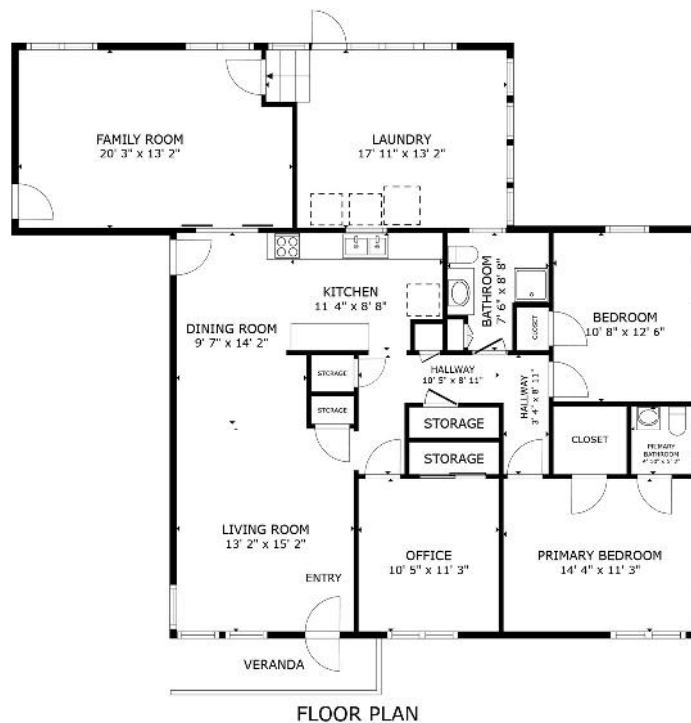
Exclusions & notes about conveyance: See Exclusions & Conveyance doc

Prime Location:

- [Birdville ISD](#) – well-rated schools; Cheney Hills Elementary; North Richland JHS; Richland HS
- Mins from downtown Fort Worth and nearby shopping, entertainment, dining.
- Minutes from Bell Helicopter, BNSF, American Airlines, Lockheed Martin, & many [other major employers](#) in the DFW area
- Nearby access to Hwys SH-183, I-121, US-377
- DFW airport nearby (~19 mins); downtown Fort Worth (~6 mins)



Floorplan:



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,625 sq.ft.
EXCLUDED AREAS : VERANDA 59 sq.ft.
TOTAL : 1,625 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Notable features*:

- Single-story ranch-style home with steel siding
- 3-bed + 1 1/2-bath + kitchen + dining + living + den + sunroom/laundry + 1 car garage + carport; open floorplan
- updated vinyl double pane windows in front & bedrooms + window coverings
- large 14 x 11 master bedroom with walkin closet; ensuite bathroom
- Ensuite bathroom is a half-bath with toilet, vanity/sink, and medicine cabinet
- 2nd bathroom includes step-in shower, vanity, toilet with tile flooring & walls
- large 20 x 13 den with built-ins
- large 220 sq-ft enclosed sunroom with AC/heat and washer/dryer hookups (sq-ft not included in total sq-ft)
- galley kitchen with appliances (dishwasher, disposal), lots of cabinets, countertop, and separate pantry (in garage area); also, a spice cabinet
- tile, & carpet flooring
- Carrier R410-A / 16 SEER HVAC (w/gas furnace)
- AO Smith gas hot water heater
- located on a large (.363AC) lot with landscaping, fencing, and storage shed; plus sprinkler system
- fully guttered with downspouts
- nicely landscaped; mature trees and plenty of shade

*buyer's and their agents need to verify all features, measurements, taxes, easements, & school info.

*Send
your
offer
today!*