\$540,000 - 7305 A/b Grand Canyon Drive, Austin

MLS® #6972711

\$540,000

0 Bedroom, 0.00 Bathroom, 2,320 sqft Residential Income on 0.16 Acres

Cameron Park Sec 03, Austin, TX

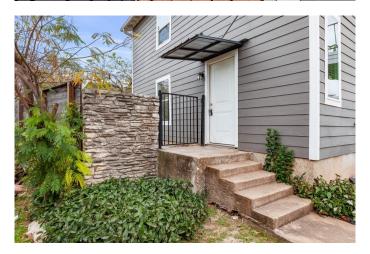
Rare investment opportunity or ideal house hack near Mueller. This recently upgraded loft-style duplex is tucked in a quiet cul-de-sac just 7 minutes from downtown Austin, offering an unbeatable entry price for the area. Perfect for investors or househackers looking to live in one unit and rent out the other, the property features two spacious 3 bed / 2.5 bath units with modern finishes and thoughtful updates throughout. Unit A is vacant and ready for tenants or a new owner-occupant, while Unit B is occupied and generating income at \$1,795 per month through August 2025.

Each unit offers a large living area anchored by a floor-to-ceiling stone fireplace, shaker cabinets, granite countertops, recessed lighting, dual flush toilets, and generous storage and closet space. Both units include all new kitchen appliances, washer/dryer connections, private yards, covered carports, and balconies that overlook the treetops. Major systems have been updated for peace of mind, including HVAC (2016), electrical to the panel (2016), interior plumbing (2016), windows and exterior siding (2016), and a new roof installed in 2023.

Located in a friendly, established neighborhood with easy access to Mueller parks, shopping, and dining, this duplex is FHA loan friendly and well-suited for both investors and owner-occupants alike.







Essential Information

MLS® # 6972711 Price \$540,000

Bathrooms 0.00
Square Footage 2,320
Acres 0.16
Year Built 1969

Type Residential Income

Sub-Type Duplex Status Active

Community Information

Address 7305 A/b Grand Canyon Drive

Area 3

Subdivision Cameron Park Sec 03

City Austin
County Travis
State TX
Zin Code 79752

Zip Code 78752

Amenities

Utilities Electricity Available, Natural Gas Available, Water Available

Features None
Parking Carport
View None
Waterfront None

Interior

Interior Laminate

Appliances Dishwasher, Free-Standing Gas Range, Refrigerator

Heating Central

Fireplace Yes # of Fireplaces 1

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Fireplaces Wood Burning

of Stories 2
Stories Two

Exterior

Exterior Features None

Lot Description Cul-De-Sac

Roof Composition

Construction HardiPlank Type

Foundation Slab

School Information

District Austin ISD

Elementary Pickle
Middle Webb

High Northeast Early College

Additional Information

Date Listed May 2nd, 2025

Days on Market 171

Listing Details

Listing Office eXp Realty LLC

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Listing information last updated on October 20th, 2025 at 1:35pm CDT