

\$380,000 - 8845 Francia Trail, Austin

MLS® #8433008

\$380,000

3 Bedroom, 3.00 Bathroom, 1,402 sqft
Residential on 0.19 Acres

Park Ridge Subd, Austin, TX

Welcome to your South Austin retreat! This beautiful 2-story home offers 3 spacious bedrooms, 2.5 baths, and a thoughtful layout designed for comfort and convenience. Make your way inside to soaring vaulted ceilings and an abundance of natural light that fills the living room, where you'll find a charming built-in bookshelf and a pass-through window connecting to the kitchen – perfect for entertaining.

The kitchen is a chef's dream with gas cooking, a center island, ample counter space, and a dining area that flows seamlessly to the covered back porch. Whether you're hosting friends or enjoying a quiet evening at home, the backyard is a standout feature with shady trees lining one side and open sunny space on the other side, ideal for gardening.

Downstairs also includes a convenient half bath and a dedicated laundry room. Upstairs, you'll find all three bedrooms, each equipped with ceiling fans for year-round comfort. The primary suite features a generously sized en suite bathroom and a walk-in closet, offering a private retreat from the rest of the home.

Enjoy the peace of being tucked away just south of the city, far from the daily rush, while still being within easy reach of downtown Austin, major roadways, and local amenities. Whether you're commuting into the city or working remotely, this home offers the



flexibility and space you need. The 2-car garage adds extra storage and convenience. Plenty of guest parking is available in the driveway and on the neighborhood street for gatherings.

Since purchase, owner's updates include HVAC (2015), main window replacements (2018), roof (2019), kitchen (2021) and primary bath (2025) flooring, and a tankless water heater upgrade (2021).

Located just one lot down from the charming neighborhood park and playground, this property is ideal for outdoor enjoyment and community connection. Don't miss the opportunity to make this light-filled home your own!

Built in 1997

Essential Information

MLS® #	8433008
Price	\$380,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,402
Acres	0.19
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	8845 Francia Trail
Area	10S
Subdivision	Park Ridge Subd
City	Austin

County	Travis
State	TX
Zip Code	78748

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected
Features	Playground, Park
Parking	Driveway, Garage
Garage Spaces	2
View	Neighborhood
Waterfront	None

Interior

Interior	Carpet, Vinyl
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, Disposal, Gas Oven, Gas Range, Tankless Water Heater
Heating	Central, Natural Gas
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	See Remarks
Lot Description	Trees Large Size, Trees Medium Size
Roof	Composition
Construction	Brick Veneer, Frame, HardiPlank Type
Foundation	Slab

School Information

District	Austin ISD
Elementary	Williams
Middle	Bedichek
High	Crockett

Additional Information

Date Listed	September 12th, 2025
Days on Market	33

Listing Details

Listing Office Redfin Corporation

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