

\$450,000 - 8810 Mariscal Canyon Drive, Austin

MLS® #8853319

\$450,000

3 Bedroom, 2.00 Bathroom, 1,782 sqft

Residential on 0.09 Acres

Bluffs Great Hills, Austin, TX

Set in The Bluffs at Great Hills, this one-story townhome is bursting with potential and ready for a full design makeover. The layout has great bones: a spacious living room with built-ins, vaulted ceilings, and a fireplace; a formal dining area that easily flexes as a home office or library; and a light-filled kitchen with original wood cabinetry and a cozy breakfast nook. Enjoy sweeping hill country views from both the living room and the owner's suite and unwind in the private front courtyard—perfect for coffee, gardening, or a quiet space to unwind. Additional highlights include a cedar-lined closet, indoor utility room, and a detached two-car garage. The community features a pool, hot tub, and clubhouse, with HOA coverage for front yard care and full exterior maintenance. Zoned to Highly rated Hill Elementary, Murchison Middle, and Anderson High. Walk to the Arboretum and Trader Joe's, with favorites like Juliet, Knotty Deck, Honest Mary's, Amy's Ice Cream, Barnes & Noble and The Cheesecake Factory just around the corner. You're also minutes from The Domain, Whole Foods, and major roads—360, 183, and Mopac. This is a rare chance to reimagine a classic in one of Austin's most convenient and coveted neighborhoods.

Built in 1986

Essential Information



MLS® #	8853319
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,782
Acres	0.09
Year Built	1986
Type	Residential
Sub-Type	Townhouse
Status	Active Under Contract

Community Information

Address	8810 Mariscal Canyon Drive
Area	1N
Subdivision	Bluffs Great Hills
City	Austin
County	Travis
State	TX
Zip Code	78759

Amenities

Utilities	Electricity Connected, Natural Gas Available, Sewer Connected, Water Connected
Features	Common Grounds/Area, Community Mailbox, Pool, Street Lights, Curbs
Parking	Garage Faces Front, Garage, Detached, Door-Single, Driveway, Guest, Lighted
Garage Spaces	2
View	Hills, Panoramic, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Dishwasher, Disposal, Microwave, Range Hood, Electric Water Heater
Heating	Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

# of Stories	1
Stories	One

Exterior

Exterior Features	Lighting, Uncovered Courtyard
Lot Description	Backs to Greenbelt/Park, Close to Clubhouse, Trees Large Size, Views
Roof	Composition
Construction	Frame, Stone Veneer, Wood Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Hill
Middle	Murchison
High	Anderson

Additional Information

Date Listed	June 16th, 2025
Days on Market	94

Listing Details

Listing Office	Christie's Int'l Real Estate
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