

\$860,000 - 550 Arch Place, Glendale

MLS® #225004151

\$860,000

2 Bedroom, 1.00 Bathroom, 1,184 sqft
Residential on 0 Acres

N/A, Glendale,

The best thing about this property is the location, location, location. Nestled in the heart of Glenoaks Canyon within the Verdugo Mountain Range, in eastern Glendale, this home, with maybe a few enhancements, is perfect for a small family or, as many of the neighbors have seen fit, possible redevelopment now, or in the future. Glenoaks Canyon neighborhood is one of the best places in Southern California to live. Its combination of a strong sense of community, scenic beauty and proximity to the city center make this home desirable for, well, pretty much anyone I can think of. More you say? You've got it. Besides the natural and beautiful surroundings, there are parks, hiking paths, Scholl Canyon Golf and Tennis Club, and, of course, wildlife. The community is family friendly with low crime rates, events, gatherings and is said to be a safe and quite retreat from the city, while being close enough to enjoy city events, services, restaurants and entertainment. The best of all worlds. The two-bedroom, one bath home is simply cute and has a lot of potential as it sits. The street and, more generally, the neighborhood is a mix of mid-century homes, mostly well kept and quaint, along with redeveloped, dare I say it?, McMansions, including the three located directly to the west of the subject property. By way of comparison, those three properties average 3,319 square feet on 5,657 square foot lots all built in the early 1990's. Our little gem, 1,184 square feet on a much larger,



7,554 square foot, sloping lot, built in 1953. Raised foundation, hardwood floors and exposed beam ceilings make for some nice bones. That is about all the description I will give of the house. The rest you can certainly get a sense of from the photos. Photos, however, were taken with a tenant in place. The tenant has moved out.

Built in 1953

Essential Information

MLS® #	225004151
Price	\$860,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,184
Acres	0.17
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Todd Schwartz
Listing Office	Summit Realty Inc

Community Information

Address	550 Arch Place
Area	624 - Glendale-Chevy Chase/E. Glenoaks
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91206

Amenities

Utilities	Overhead Utilities
Parking Spaces	4
Parking	Driveway, Garage, Concrete, Door-Single, Guest, On Street
# of Garages	2

Garages	Driveway, Garage, Concrete, Door-Single, Guest, On Street
View	Mountain(s), Canyon

Exterior

Exterior	Stucco
Lot Description	Irregular Lot, Paved, Sprinklers None
Windows	Skylight(s)
Roof	Asphalt
Construction	Stucco
Foundation	Raised

Interior

Interior	Wood
Interior Features	Beamed Ceilings, Breakfast Bar, Separate/Formal Dining Room, Bedroom on Main Level, Brick Walls
Appliances	Dishwasher, Disposal, Electric Cooktop, Electric Water Heater
Fireplace	Yes
Fireplaces	Living Room, Raised Hearth
# of Stories	1
Stories	One, Two

School Information

District	Glendale Unified
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Additional Information

Date Listed	August 14th, 2025
Days on Market	85
Zoning	GLR1YY
Short Sale	N
RE / Bank Owned	N

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