

\$989,000 - 8781 Cattaraugus Avenue, Los Angeles

MLS® #24425803

\$989,000

3 Bedroom, 2.00 Bathroom, 1,076 sqft
Residential on 0 Acres

N/A, Los Angeles,

Situated in a neighborhood brimming with pride of ownership and offering views of the iconic Helms Bakery sign and breathtaking sunsets from your living room, 8781 Cattaraugus Ave stands as the best-priced move-in ready single-family home you'll find on the Westside! Just steps away from the vibrant Culver Arts District, Helms Bakery District, Ivy Station, Platform, and the Culver Steps, this ideally located home features a spacious 2-bed/2-bath layout in the front, with a versatile, well-sized 3rd room at the back, boasting its own private entrance - well situated for an ADU conversion. As you step inside, you'll be immediately captivated by the seamless flow and open-concept layout, drenched in natural light, ideal for entertaining friends and family. The contemporary kitchen underwent a complete remodel in 2022, boasting Corian countertops, custom cabinetry, a farmhouse sink, and fresh kitchen tiles. Adjacent to the kitchen, a cozy nook awaits with access to the serene back patio. The primary bedroom features an ensuite bathroom and a generously sized closet with a washer/dryer. Thoughtfully updated by the current owners for their personal use, this home allows you to move right in and enjoy the benefits of the numerous upgrades, including a new HVAC system, tankless water heater, upgraded electrical, freshly painted interior and exterior, refinished hardwood flooring, recent termite fumigation and repairs, and replaced plumbing. Additional features



include extra storage space in the back, a gated alleyway offering secured garage access, plus ample room for kids to ride their bikes. Two low-maintenance outdoor spaces complete the property, providing the perfect setting to soak in the California sunshine.

Built in 1953

Essential Information

MLS® #	24425803
Price	\$989,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.05
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Jacquelyn Hu
Listing Office	Keller Williams Realty

Community Information

Address	8781 Cattaraugus Avenue
Area	C09 - Beverlywood Vicinity
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90034

Amenities

Parking Spaces	1
Parking	Controlled Entrance, Garage, Garage Door Opener, Guest, Permit Required
Garages	Controlled Entrance, Garage, Garage Door Opener, Guest, Permit Required
View	City Lights, Hills
Pool	None

Interior

Interior	Wood
Interior Features	Walk-In Closet(s)
Appliances	Disposal
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	August 9th, 2024
Days on Market	39
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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