

# \$1,300,000 - 1818 Alder Drive, Los Angeles

MLS® #24465703

**\$1,300,000**

3 Bedroom, 2.00 Bathroom, 1,232 sqft

Residential on 0 Acres

N/A, Los Angeles,

Welcome to this beautifully renovated 3-bedroom, 2-bathroom home that exudes charm and modern convenience! \*BONUS\*: Secret bookshelf door that unveils a semi-finished basement offering an additional 300+ Sq Ft, not included on title! With two thoughtfully designed levels, this property boasts a modern kitchen featuring stainless steel appliances, granite and butcher block countertops. The spacious bedrooms shine bright from westside sunlight offering true comfort while gazing upon the home's panoramic views for a completely serene ambiance. Extensive upgrades completed in recent years make this home truly move-in ready. Highlights include all-new copper plumbing and PVC piping, tankless water heater, and a new roof. Double-pane windows with UV protection provide fantastic energy efficiency. The front has beautiful curbside appeal showcasing an Olive Tree, newly crafted driveway including a freshly updated porch. The masonry craftsmanship continues as we enter the south side stairwell that steps down to the first of three terraces. Throughout the multi-tiered patios, enjoy drought tolerant landscaping with secure irrigation, a functioning eight person hot tub, peaceful lounge areas and a newly stained yoga deck! Additional features include a renovated bathroom upstairs and central HVAC serviced in 2024. All appliances are included, and furniture is available if interested. This home delivers the perfect combination of stylish



upgrades and relaxed living in a breathtaking setting that you don't want to miss!

Built in 1956

## Essential Information

MLS® #	24465703
Price	\$1,300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,232
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Rebecca Taylor
Listing Office	JohnHart Corp.

## Community Information

Address	1818 Alder Drive
Area	680 - Mount Washington
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90065

## Amenities

Parking	Carport
Garages	Carport
View	Mountain(s)
Pool	None

## Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, Recessed Lighting, Storage
Appliances	Dryer, Dishwasher, Range, Range Hood, Washer

Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## Additional Information

Date Listed	November 27th, 2024
Days on Market	113
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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