

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

MLS® #24465703

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## \$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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