

# **\$1,099,000 - 4428 Don Diablo Drive, Los Angeles**

MLS® #25488307

**\$1,099,000**

2 Bedroom, 2.00 Bathroom, 1,670 sqft

Residential on 0 Acres

N/A, Los Angeles,

Steps lead you to the door of this charming traditional home, inviting you into a world of possibilities. The point of entry is a warm and welcoming living room, featuring a dual-sided fireplace that connects seamlessly to a cozy wood paneled family room with its own bar - a perfect setting for relaxation or entertaining guests. This unique design brings character and functionality to the heart of the home. The layout is both classic and practical, with 2 bedrooms thoughtfully positioned on one side of the house, separated by a full bathroom for convenience and privacy. A formal dining room, with picturesque views, connects to the kitchen, creating a natural flow for gatherings and everyday living. Nestled on a lot of over 12,000 sq ft, the outdoor spaces are an entertainer's dream. The private backyard and side yard offer endless possibilities, whether you're hosting friends and family, designing a lush garden, or simply enjoying quiet moments outdoors. A dedicated laundry area and a spacious 2-car garage add to the functionality of this home. This gem is ready to be reimagined to fit your vision, offering endless potential for personalization and upgrades. Priced well and situated in the highly sought-after Dons community, this home is truly a rare find. The location is unbeatable, just minutes away from Kenneth Hahn Park's scenic trails, LAX, SoFi Stadium, Downtown LA, and a variety of trendy eateries and shops. Whether you're a first-time buyer or a seasoned homeowner looking to invest in an



iconic neighborhood, this property offers an unparalleled combination of value, location, and opportunity. Don't miss your chance to schedule a showing today and make this beauty your own!

Built in 1954

## Essential Information

MLS® #	25488307
Price	\$1,099,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,670
Acres	0.28
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Obie Nwabuzor
Listing Office	Pacific Playa Realty

## Community Information

Address	4428 Don Diablo Drive
Area	PHHT - Park Hills Heights
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90008

## Amenities

Parking Spaces	2
Parking	Door-Multi, Garage
Garages	Door-Multi, Garage
View	City Lights
Pool	None

## Interior

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den, Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	January 23rd, 2025
Days on Market	36
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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