

# **\$1,659,000 - 12547 Matteson Avenue, Los Angeles**

MLS® #25488351

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## **\$1,659,000**

3 Bedroom, 2.00 Bathroom, 1,643 sqft  
Residential on 0 Acres

N/A, Los Angeles,

A classic, spacious, and charming '50s ranch-style gem situated on a desirable corner lot in Mar Vista, this move-in-ready home is filled with vintage details and character. Step onto the inviting front porch and into a light-filled, open-concept great room that features a large living area with soaring vaulted wood ceilings, an impressive brick fireplace, and an open dining space, all flowing seamlessly to the rear yard through floor-to-ceiling glass doors. The sunlit kitchen offers a breakfast bar, timeless white cabinetry, stainless steel appliances, and direct access to the rear patio. The flexible floor plan includes three bedrooms and two bathrooms, with the primary bedroom wing thoughtfully separated from the two guest bedrooms and bath. A dedicated laundry room with extra storage enhances everyday convenience. Original built-ins, vintage tile, and period fixtures are beautifully complemented by updated flooring and central air conditioning. Outside, the low-maintenance backyard is fully hedged for privacy and perfect for lounging, gardening, or grilling. The detached two-car garage offers excellent potential for an ADU conversion, adding versatility to the property. Nestled in a quiet neighborhood, just moments from the Mar Vista Farmers Market, local eateries, coffee shops, and boutique shopping, this home strikes the perfect balance of history, charm, and modern convenience.



Built in 1955

**Essential Information**

MLS® #	25488351
Price	\$1,659,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,643
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Tregg Rustad
Listing Office	Rodeo Realty

**Community Information**

Address	12547 Matteson Avenue
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

**Amenities**

Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	None

**Exterior**

Exterior	Stucco, Wood Siding
Lot Description	Back Yard, Yard
Windows	Blinds, Drapes
Construction	Stucco, Wood Siding
Foundation	Raised

## Interior

Interior	Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, High Ceilings
Appliances	Double Oven, Dishwasher, Gas Cooktop, Refrigerator, Dryer, Washer, Built-In
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 23rd, 2025
Days on Market	11
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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