

\$1,585,000 - 7812 Beland Avenue, Los Angeles

MLS® #25499979

\$1,585,000

3 Bedroom, 2.00 Bathroom, 1,781 sqft

Residential on 0 Acres

N/A, Los Angeles,

Nestled mid-block in the coveted North Kentwood neighborhood of Westchester, this mid-century modern home has the generational timelessness of its 1950 build era. Under the branches of an old-growth shamel ash tree, this single-story home offers diverse potential to either remodel, expand or rebuild. On a large 7427 sf flat lot, this home offers 3 bedrooms and 2 baths in a 1781 sf floor plan. Presenting both the traditional living/dining areas adjacent to the kitchen as well as a large rear living/den area with stone fireplace and built-in bookshelves, opportunity and space abound. A 2-car unfinished garage with front-of-the-property curved driveway access includes a workbench as well as storage space. A closeted sink area that used to serve as a photography dark room is a garage bonus. Travel back in time while envisioning the future of this precious property.



Built in 1950

Essential Information

MLS® # 25499979

Price \$1,585,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,781

Acres 0.17

Year Built 1950

Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Amy Frelinger
Listing Office	Douglas Elliman of California, Inc.

Community Information

Address	7812 Beland Avenue
Area	C29 - Westchester
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90045

Amenities

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage, On Street
# of Garages	2
Garages	Door-Multi, Driveway, Garage, On Street
View	None
Pool	None

Exterior

Lot Description	Rectangular Lot, Back Yard
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Interior

Interior	Carpet, Tile, Bamboo
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen
Appliances	Double Oven, Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Gas Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District Los Angeles Unified

Additional Information

Date Listed February 20th, 2025

Days on Market 12

Zoning LAR1

Short Sale N

RE / Bank Owned N

Based on information from

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