

\$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 |
|-----------------|----------------------------|

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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