

# \$899,000 - 353 Providencia Avenue, Burbank

MLS® #25504077

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**\$899,000**

2 Bedroom, 1.00 Bathroom, 1,102 sqft  
Residential on 0 Acres

N/A, Burbank,

Nestled in the heart of Burbank, this beautifully updated home seamlessly blends modern amenities with timeless charm. The beautiful, mature trees that line the street create a peaceful, verdant atmosphere that adds grace and privacy to this desirable neighborhood, enhancing the sense of tranquility in your everyday life. Step inside the dramatic oversized living room, where the vaulted wood beamed ceilings and large windows flood the space with natural light. The remodeled kitchen is a chef's dream: a generously-sized island, quartz countertops, newer appliances, and a french door directly to the backyard patio. The generous kitchen cabinetry provides plenty of storage for all your favorite cooking accessories, ensuring everything has its place. Whether you're preparing a casual meal or hosting a dinner party, this will be the pride and heart of your home. Outside, experience the true beauty of this home, with a lush, grassy front yard offering curb appeal and a welcoming first impression. The spacious backyard patio provides a perfect space for entertaining or simply relaxing outdoors, with plenty of room for dining, lounging, or enjoying the surrounding fruit trees (lemon, orange, kumquat, fig and avocado - a veritable farmer's market!). With a thoughtful indoor-outdoor flow, this home is designed for easy living and entertaining. The luxurious bathroom features a deep soaking tub that invites you to unwind and relax after a long day. With elegant fixtures and finishes, this



spa-like retreat is perfect for those seeking a moment of peace and tranquility. The spacious bedrooms are light, bright and feature walk-in closets. Additional features include a detached 288 sqft drywalled garage with storage loft and EV-ready connection, a newer central HVAC system, upgraded electrical with 200 AMP electrical panel and upgraded plumbing, tankless water heater and updated flooring. The large garage offers additional storage or hobby space, or maybe a future ADU? Located in prime Rancho-adjacent Burbank, this home offers an unparalleled combination of convenience and charm. Known for its friendly atmosphere, excellent public schools, and being close to so many fun amenities, Burbank is a sought-after community. Residents enjoy the proximity to major studios such as Disney, Warner Bros, ABC, Nickelodeon, Universal/NBC, and Cartoon Network, making it an ideal location for those in the entertainment industry. The city also boasts a vibrant downtown area with great shopping, dining, and entertainment options, as well as beautiful parks and outdoor spaces for recreation. Nearby Magnolia Boulevard offers dozens of restaurants, bars, and shops, including a delightful array of quirky vintage stores. Just around the block on Victory, your new neighborhood bodega. Located just minutes from Griffith Park, Pavilions, Whole Foods, entertainment venues and top-rated restaurants, this home offers the perfect blend of comfort, style, and access to everything Burbank has to offer.

Built in 1942

**Essential Information**

MLS® #	25504077
Price	\$899,000
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	1,102
Acres	0.11
Year Built	1942
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Christie Mccollum
Listing Office	Compass

### **Community Information**

Address	353 Providencia Avenue
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91506

### **Amenities**

Parking Spaces	3
Parking	Driveway
# of Garages	1
Garages	Driveway
Pool	None

### **Interior**

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	February 27th, 2025
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Days on Market	15
Zoning	BUR1YY
Short Sale	N
RE / Bank Owned	N

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