

# \$1,750,000 - 423 28th Avenue, Venice

MLS® #25505225

**\$1,750,000**

3 Bedroom, 2.00 Bathroom, 1,355 sqft

Residential on 0 Acres

N/A, Venice,

Exceptional opportunity nestled in one of the most premiere pockets of Venice! Just steps from the iconic Venice canals and seconds to the sand this enchanting 3 Bdrm/2 Bath home is situated on a sprawling 4,300+ sqft lot and is brimming with original charm and endless potential! From the moment you step through the front gates, you're greeted by lush gardens and landscaping, warm, sunlit spaces, rich character details, and a layout that invites creativity and transformation. Other features include a classic den, alley access, and a detached garage (offering flexibility for a studio, workspace, or possible ADU). The back yard and patio are sure to become your favorite retreat to relax, dine and entertain in privacy amidst mature greenery and fruit trees. Whether you dream of restoring its timeless beauty or adding your own modern touch, this home offers a rare opportunity to craft your perfect coastal retreat. With its unbeatable location near Abbot Kinney's many trendy shops, vibrant restaurants, and the famed beaches of Venice and Marina Del Rey, this is Westside living at its finest, where history, charm, and possibility come together in perfect harmony.



Built in 1940

## Essential Information

MLS® # 25505225

Price \$1,750,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,355
Acres	0.10
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Paige Ogden
Listing Office	Pardee Properties

## Community Information

Address	423 28th Avenue
Area	C11 - Venice
Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

## Amenities

Parking Spaces	1
Parking	Door-Single, Garage
Garages	Door-Single, Garage
View	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Front Yard, Yard
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## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Cooktop, Range Hood, Oven
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Decorative, Gas, Living Room

# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	March 5th, 2025
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Days on Market	13
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Zoning	LAR1
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Short Sale	N
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RE / Bank Owned	N
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