

\$699,999 - 12217 Menlo Avenue, Los Angeles

MLS® #25512941

\$699,999

4 Bedroom, 2.00 Bathroom, 2,099 sqft

Residential on 0 Acres

N/A, Los Angeles,

Investor Opportunity for a Great Fixer!

Welcome to Athens Park, a lovely quiet area with spacious homes and large lots. This bed/2 bath, with over 8,300 sq. ft., is a renovator's dream! Untapped potential in this 2-storey Cape Cod style home that be restored to its original charm. Large rear yard for outdoor enjoyment, attached 2-car garage, and more. Bring your construction team and watch this property blossom. Second set of stairs provides direct access to the second storey entrance. Seller is motivated. Send us your proof of funds, proof of hard loan, and LLC documents if required. Seller's choice of escrow and title. No assignees or assignment of property through escrow of any kind.

Property sold AS-IS. Seller will not make repairs or give credits. Buyer to pay all closing costs. Seller does not guarantee or warranty the dimensions, square footage, size, age, condition, permits, or any other aspects of this property. Buyer is responsible for verification of condition of the same. Don't wait!



Built in 1947

Essential Information

| | |
|------------|-----------|
| MLS® # | 25512941 |
| Price | \$699,999 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 1 |

| | |
|----------------|-------------------------|
| Square Footage | 2,099 |
| Acres | 0.19 |
| Year Built | 1947 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Cape Cod |
| Status | Closed |
| Listing Agent | Michelle Hicks |
| Listing Office | R. Hicks Realty |

Community Information

| | |
|-------------|------------------------------|
| Address | 12217 Menlo Avenue |
| Area | C36 - Metropolitan Southwest |
| Subdivision | N/A |
| City | Los Angeles |
| County | Los Angeles |
| Zip Code | 90044 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| View | Park/Greenbelt |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-----------------|-----------------|
| Lot Description | Back Yard, Yard |
|-----------------|-----------------|

Interior

| | |
|-------------------|--|
| Interior | Laminate, Wood |
| Interior Features | Separate/Formal Dining Room, Multiple Staircases |
| Heating | Central |
| Cooling | None |
| Fireplaces | None |
| # of Stories | 2 |
| Stories | Two |

School Information

| | |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

Additional Information

| | |
|-----------------|------------------|
| Date Listed | March 17th, 2025 |
| Days on Market | 8 |
| Zoning | LAR1 |
| Short Sale | N |
| RE / Bank Owned | N |

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