

# \$1,585,000 - 7822 Bleriot Avenue, Los Angeles

MLS® #25520843

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## \$1,585,000

4 Bedroom, 3.00 Bathroom, 1,890 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Welcome to this spacious and elegantly updated Westchester home in the vibrant Westport Heights neighborhood. The thoughtfully redesigned roughly 1300 sq ft main house holds 4 bedrooms and 2 bathrooms and sits upon a large and sunny nearly 6000 sq ft. lot. Additionally, the recently-completed 560+ sf guest house (legal ADU with significant and verifiable rental income) has a separate bedroom and open concept living area. Natural light floods every room in both homes. The main home's integrated living and dining area opens to a stylishly remodeled kitchen featuring stainless steel appliances, natural quartzite stone countertops, and refined hardware and accessories. The large bedroom count offers plenty of space for kids, guests, and work. Refinished Scandinavian style white-washed hardwood floors are found throughout. The primary bedroom suite has glass sliders that open to a professionally-landscaped backyard, designed with flagstone, decomposed granite, and a lush grass play-area. Located in highly desirable Westchester, the home is within close proximity to excellent schools, numerous tech hubs, LAX, the beach, and more.



Built in 1944

## Essential Information

MLS® #	25520843
Price	\$1,585,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,890
Acres	0.14
Year Built	1944
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kerry Ann Sullivan
Listing Office	Pardee Properties

### **Community Information**

Address	7822 Bleriot Avenue
Area	C29 - Westchester
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90045

### **Amenities**

Parking Spaces	2
Parking	Driveway
Garages	Driveway
View	None
Pool	None

### **Interior**

Interior	Wood, Tile
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Central, Wall Furnace
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	48

Zoning                      LAR1

Short Sale                N

RE / Bank Owned      N

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